

Notice of Substitute Trustee's Sale

Date: December 9, 2024

Trustee: Ramon A. Vitulli III

Substitute Trustees: Jim D. Hamilton, John Mayer and James Lombardi, III, and each of them acting alone, 7700 San Felipe, Suite 550, Houston, Texas 77063

Lender: Stellar Bank, successor in interest to Allegiance Bank, 8807 W. Sam Houston Parkway North, Ste. 100, Houston, Harris County, Texas 77040

Note(s): Promissory Note in the original principal amount of \$1,480,000.00, dated September 20, 2022, executed by Kaduceus HQ, LLC and payable to Stellar Bank, successor in interest to Allegiance Bank, secured by a Deed of Trust of even date.

Deed of Trust ("Deed of Trust")

Date: September 20, 2022

Grantor: Kaduceus HQ, LLC

Lender: Stellar Bank, successor in interest to Allegiance Bank

Recording Information: File No.: **RP-2022-474799** of the Real Property Records of Harris County, Texas.

Property: See Exhibit "A", attached hereto and made a part hereof for all purposes and particularly and all improvements thereon, including all personal property secured by the deed of trust and security agreement included in the Deed of Trust and otherwise by any security agreement.

County: Harris County

Date of Sale (first Tuesday of month): January 7, 2025

Time of Sale: 10:00 a.m.

Place of Sale: At the area designated by the Commissioner's Court of Harris County, Texas (as such designation is recorded in the Real Property records of Harris County, Texas).

Lender has appointed Substitute Trustees, and each of them acting alone, as Substitute Trustees under the Deed of Trust. Lender has instructed the Substitute Trustees, and each of them acting alone, to offer the Property for sale toward the satisfaction of the Note.

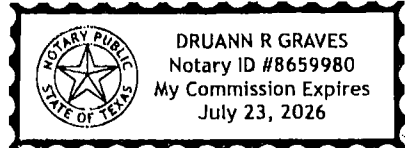
Notice is given that the Date of Sale, Substitute Trustees, or any of them acting alone, will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, on the date and time specified to satisfy the debt secured by the Deed of Trust. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active-duty military service to the sender of this notice immediately.

~~Jim D. Hamilton, Substitute Trustee~~
7700 San Felipe, Suite 550, Houston, Texas 77063
Name and address of sender of this Notice

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

This instrument was **ACKNOWLEDGED, SWORN TO AND SUBSCRIBED TO BEFORE ME**, on the 9th day of December 2024, by Jim D. Hamilton Trustee.



[Handwritten Signature]
Notary Public, State of Texas

COPY
UNOFFICIAL

EXHIBIT A

The real property in Harris County, Texas, commonly known as 13462 FM 529 Rd., Houston, TX 77041, and further described as:

Tract One-Fee:

Being a 0.4558-acre parcel of land, called Tract 6, situated in the Scarborough Survey, Abstract 718, Harris County, Texas and being out of a called 7.335-acre tract as recorded under Harris County Clerk's File 2016517125, with the base of bearings been said deed, and being more particularly described as follows:

COMMENCING at a 5/8" iron rod set with plastic cap in the southern line of Chimney Hill, Section 1 as recorded under Volume 249, Page 122 of the Map Records of Harris County for the northwest corner of Eldridge Meadow, Section 2 as recorded in Volume 402, Page 26 M.R.H.C., the northeast corner of the original called 7.335 acres, and the northeast corner of the 1.5493 acres HOA Detention Pond Tract (simultaneously conveyed), from which a 1" iron pipe found for the original northwest corner of the called 7.355 acres bears South 87°49'25" West, a distance of 346.33 feet;

THENCE, South 01°46'33" East, a distance of 456.05 feet, along the western line of Eldridge Meadow, Section 2 to a 5/8" iron rod set with plastic cap for the southeast corner of the 0.4558 acres, called Tract 7 (simultaneously conveyed), and marking the northeast corner and POINT OF BEGINNING of the herein described parcel;

THENCE, South 01°46'33" East a distance of 115.13 feet, along the western line of Eldridge Meadow, Section 2 to a 5/8" iron rod set with plastic cap for the northeast corner of the 0.5265 acres, called Tract 4 (simultaneously conveyed), and marking the southeast corner of the herein described parcel;

THENCE, South 87°43'32" West, a distance of 172.45 feet, along the northern line of Tract 4 to a 5/8" iron rod set with plastic cap in the eastern line of the 0.7964 acres, called Tract 5 (simultaneously conveyed) for the northwest corner of Tract 4, and marking the southwest corner of the herein described parcel;

THENCE, North 01°46'33" West, a distance of 115.13 feet, along the eastern line of Tract 5 to a 5/8" iron rod set with plastic cap for the southwest corner of Tract 7, and marking the northwest corner of the herein described parcel;

THENCE, North 87°43'32" East, a distance of 172.45 feet, along the southern line of the Tract 7 back to the POINT OF BEGINNING and containing 0.4558 acres of land.

Tract Two-Easement:

Private Road and Detention Pond Maintenance Agreement providing ingress and egress to FM 529, as set forth in instrument recorded In/under Clerk's File No. 20120524586 of the Real Property Records of Harris County, Texas.