<u>THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.</u>

NOTICE OF FORECLOSURE SALE

Date: July 14, 2026

FILED 2:49 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

JUL 14 2026

ATASCOSA COUNTY, TEXAS
BY ______ DEPUTY

<u>Deed of Trust ("Deed of Trust"):</u>

Date: July 21, 2025

Grantor: B&M Investments

Trustee: Chiante T. Jackson

Beneficiary: FHB TX Investments, LLC

Recorded As: Doc. No. 253912 in the Official Public Record of Atascosa County, Texas.

Substitute Trustees: Nathan C. Cace, Jadie Loveland, Matthew Cowart

<u>Promissory Note ("Note"):</u>

Date: July 21, 2025

Borrower: B&M Investments

Lender: FHB TX Investments, LLC

Original Principal Amount: $1,950,000.00

<u>Property To Be Sold</u>. The property to be sold (the "Property") is described as follows:

LOT 4 AND A PORTION OF LOTS 5 AND 6, OF CHARLOTTE GARDENS, AN ADDITION TO ATASCOSA COUNTY, TEXAS, AS FURTHER DESCRIBED IN DEED OF TRUST RECORDED ON JULY 23, 2025, UNDER DOC. NO. 253912 IN THE OFFICIAL PUBLIC RECORD OF ATASCOSA COUNTY, TEXAS.

<u>Date, Time, and Place of Sale:</u> The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, August 4, 2026

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: At the place designated by the Atascosa County Commissioners to conduct non-judicial foreclosure sales.

Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash, “AS IS”. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

Obligations Secured: The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the Deed of Trust described herein; and (2) all subsequent modifications thereof.

Questions concerning the sale may be directed to the undersigned attorney, Nathan C. Cace at 6609 Blanco Road, Suite 235, San Antonio, Texas 78216, Tel: (210) 874-2223, email: Nathan@CaceLaw.Com

Default and Request to Act: Default has occurred under the Deed of Trust or Note secured thereby, and the holder requested me, as Substitute Trustee, to conduct this sale.

DATED July 14, 2026

Nathan C. Cace, Substitute Trustee
Texas Bar No. 24055246
6609 Blanco Road, Suite 235
San Antonio, Texas 78216
Tel:(210) 874-2223
Nathan@CaceLaw.Com