

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.

NOTICE OF FORECLOSURE SALE

Date: September 15, 2026

FILED 4:35 O'CLOCK P M
THERESA CARRASCO COUNTRY CLERK

Deed of Trust ("Deed of Trust"):

Date: July 21, 2025

SEP 15 2026

Grantor: B&M Investments

Trustee: Chiante T. Jackson

Beneficiary: FHB TX Investments, LLC

BY ATASCOSA COUNTY, TEXAS DEPUTY

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

Substitute Trustees: David Marvic, Barry Snell, Bernard Marvic, David Snell

Promissory Note ("Note"):

Date: July 21, 2025

Borrower: B&M Investments

Lender: FHB TX Investments, LLC

Original Principal Amount: \$1,950,000.00

Property To Be Sold. 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.

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

Date: Tuesday, October 6, 2026

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

Place: The west porch of the Atascosa County Courthouse (located at) OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

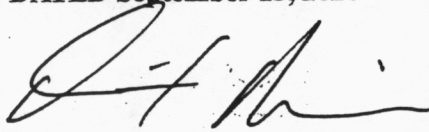
Type of Sale: The sale is a non-judicial public foreclosure sale as allowed under the Deed of Trust and the Tex. Property Code § 51.002.

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, David Marvic at 239 Agave Circle, Jourdanton, TX 78026, Tel: (830) 570-2348, email: davidmarvic2@gmail.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 September 15, 2026

A handwritten signature in black ink, appearing to read 'David Marvic', written in a cursive style.

David Marvic