

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SUBSTITUTE TRUSTEE'S DEED

DATE: May 5, 2026

DEED OF TRUST:

Date: June 7, 2024

Grantors: Brooks Business Park Venture LLC

Beneficiaries: Security State Bank, a Texas bank

Holder: Security State Bank, a Texas bank

Recording information: Deed of Trust, Security Agreement, Financing Statement, dated June 7, 2024, and executed by Brooks Business Park Venture LLC, Grantor recorded in Document 20240103528 of the Official Public Records of Bexar County, Texas.

NOTE(S) SECURED BY DEED OF TRUST:

Promissory Note dated June 7, 2024, in the original principal amount of \$4,945,394.00 executed by Brooks Business Park Venture LLC, as Borrower in favor of Security State Bank, a Texas bank, as Lender.

HOLDER: Security State Bank, a Texas bank

PROPERTY DESCRIPTION:

Being a 5.048 acre tract of land lying in New City Block 10915, San Antonio, Bexar County, Texas, said 5.048 acre tract being a portion of Lot 6, Block 3 of the SAWPM 1A Subdivision recorded in Volume 9684, Pages 186-187, Deed and Plat Records of Bexar County, Texas, also, being a portion of Lot B as described in a Memorandum of Recording, recorded in Volume 16833, Page 387, Official Public Records of Bexar County, Texas; said 5.048 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Date of Sale of Property: May 5, 2026

Time of Sale of Property: 10:00 a.m. or within three hours thereafter.

Place of Sale of Property: At the place designated by the Bexar County Commissioner's Court for foreclosure sales in Bexar County, Texas at the Bexar County Courthouse in Bexar County, Texas.

Buyer: Security State Bank, a Texas bank

Buyer's Mailing Address: PO Box Drawer S
Pearsall, Texas 78061

Amount of Sale: \$5,157,000.00

Grantor conveyed the property to Trustee in trust to secure payment of the Note, but Grantor has defaulted in performing the obligations of the deed of trust. Holder of the Note, who is also Beneficiary of the deed of trust, accordingly, has appointed Trustee and requested Trustee to enforce the trust.

Notices stating the time, place, and terms of sale of the property were posted and filed as required by §51.002 of the Texas Property Code, and other requirements of that statute have been met. As required by that statute and by the deed of trust, Trustee sold the property to Buyer, who was the highest bidder at the public auction, for the amount of the sale. The sale began at the time specified above and was concluded by 4:00 p.m. of the same day.

As shown by the Affidavits attached to this instrument and incorporated in it by this reference, Holder/Beneficiary either personally or by agent served notice of the sale to each debtor required by statute and posted and filed the Trustee's Notice of Sale, all in compliance with §51.002 of the Texas Property Code and Deed of Trust.

Trustee, by the authority conferred by Holder/Beneficiary and by the deed of trust, subject to the exceptions to conveyance and warranty in the deed of trust and for the amount of sale paid by Buyer as consideration, grants, sells, and conveys to Buyer the property together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Buyer, Buyer's heirs, executors, administrators, successors, and assigns forever. Trustee binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Buyer and Buyer's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the exceptions to conveyance and warranty in the deed of trust.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY, OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. THE TRUSTEE MAKES NO REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY

OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY BUYER.

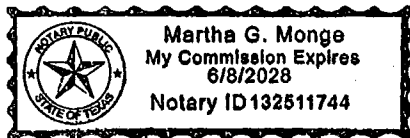
EXECUTED on the date above first written.

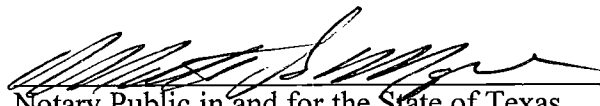

GUILLERMO S. DEKAT, Substitute Trustee

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged before me a Notary Public by the said Guillermo Dekat, Substitute Trustee, on this the 5th day of May 2026.




Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

FLUME LAW FIRM, LLP
PO BOX 17746
SAN ANTONIO, TEXAS 78217

EXHIBIT "A"
Legal Description

Being a 5.048 acre tract of land lying in New City Block 10915, San Antonio, Bexar County, Texas, said 5.048 acre tract being a portion of Lot 6, Block 3 of the SAWPM IA Subdivision recorded in Volume 9684, Pages 186-187, Deed and Plat Records of Bexar County, Texas, also, being a portion of Lot B as described in a Memorandum of Recording, recorded in Volume 16833, Page 387, Official Public Records of Bexar County, Texas; said 5.048 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" in the south right- of-way line of Loop 410 Access Road and in the northwest line of the aforementioned Lot 6, for the northwest corner of the aforementioned Lot B and the northwest corner of the herein described 5.048 acre tract;

THENCE: along the south right-of-way line of the aforementioned Loop 410 right-of-way and the north lines of the aforementioned Lot 6 and Lot B the following three (3) courses and distances:

N71°06'54"E, a distance of 232.41 feet (Record - N71°07'08"E-232.37') to a Texas Department of Transportation concrete right-of-way monument found with brass disk for an angle point, N77°18'17"E, a distance of 609.74 feet (Record - N77°16'51"E-609.68') to a Texas Department of Transportation concrete right-of-way monument found with brass disk for an angle point, and S68°51'18"E, a distance of 175.06 feet (Record - S68°44'22"E-175.27') to a Texas Department of Transportation of Transportation concrete right-of-way monument found with brass disk for a south corner of the aforementioned Loop 410 right-of-way, an interior corner of said Lot 6, an interior corner of said Lot B, the west corner of a concurrently described 0.917 acre tract of land, and the northeast corner of the herein described 5.048 acre tract;

THENCE: leaving the south right-of-way line of the aforementioned Loop 410 Access Road and the north line of the aforementioned Lot 6 and Lot B, along the west lines of the aforementioned 0.917 acre tract, S39°22'31"E, a distance of 62.24 feet to a point for an angle point, and S07°29'17"E, a distance of 120.14 feet to a point in a south line of said Lot B for the southwest corner of said 0.917 acre tract and the southeast corner of the herein described 5.048 acre tract;

THENCE: along the south lines of the aforementioned Lot B the following three (3) courses and distances:

S81°15'52"W, a distance of 39.49 feet (Record - S81°15'57"W) to a MAG nail set with washer stamped "MMES RPLS 6490" for an angle point, S84°07'37"W, a distance of 525.37 feet (Record - S84°07'42"W~525.25') to a MAG nail set with washer stamped "MMES RPLS 6490" for an angle point, and S73°33'57"W, a distance of 420.32 feet (Record - S73°34'02"W-420.32') to a MAG nail set with washer stamped "MMES RPLS 6490" for the southwest corner of said Lot B and the southwest corner of the herein described 5.048 acre tract;

THENCE: along the west line of the aforementioned Lot B, N18°52'57"W, a distance of 211.19 feet (Record - N18°52'52"W-211.14') to the PLACE OF BEGINNING and containing 5.048 acres of land.

AFFIDAVIT OF POSTING AND FILING

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

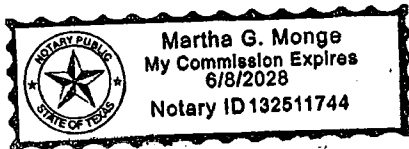
BEFORE ME, the undersigned authority, personally appeared Guillermo S. Dekat, who, after being duly sworn, said upon his/her oath:

"I, Guillermo S. Dekat, do solemnly swear and affirm that I personally posted a copy of the Trustee's Notice of Foreclosure Sale ("Notice") on the 13th day of April 2026, and that said Notice was posted at the County Courthouse in Bexar County, Texas. Further, I do solemnly swear and affirm that I filed the Notice on the 13th day of April 2026 with the County Clerk of Bexar County, Texas. A copy of the Notice is attached hereto as Exhibit "A".



GUILLERMO S. DEKAT

SWORN TO AND SUBSCRIBED BEFORE ME, this 5th day of May 2026, which witness my hand and seal of office.





Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

FLUME LAW FIRM, LLP
PO BOX 17746
SAN ANTONIO, TEXAS 78217



NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §

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COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

Notice is hereby given of a public non-judicial foreclosure sale.

1. Property to Be Sold. The property to be sold is described as follows:

Being a 5.048 acre tract of land lying in New City Block 10915, San Antonio, Bexar County, Texas, said 5.048 acre tract being a portion of Lot 6, Block 3 of the SAWPM 1 A Subdivision recorded in Volume 9684, Pages 186-187, Deed and Plat Records of Bexar County, Texas, also, being a portion of Lot B as described in a Memorandum of Recording, recorded in Volume 16833, Page 387, Official Public Records of Bexar County, Texas; said 5.048 acre tract being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

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

Date: May 5, 2026

Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: At the place designated by the Bexar County Commissioner's Court for foreclosure sales in Bexar County, Texas at the Bexar County Courthouse in San Antonio, Texas.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such re-posting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted in a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the

bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

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.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

4. Type of Sale. The sale is a non-judicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust dated June 7, 2024, executed by Brooks Business Park Venture LLC, as Grantor, to Mike Wilson, Trustee, filed of record as Document No. 20240103528 of the Official Public Records of Bexar County, Texas (the "Deed of Trust").

5. Obligations Secured. The Deed of Trust provides that it secures the payment of the

indebtedness and obligations therein described (the "Obligation"), including but not limited to that one certain Promissory Note dated June 7, 2024, in the original principal amount of \$4,945,394.00 executed by Brooks Business Park Venture LLC, as Maker in favor of Security State Bank, as Payee ("the Note"). Security State Bank is the current owner and holder of the Obligation and is the Beneficiary under the Deed of Trust.

6. Default and Request To Act. Default has occurred under the Deed of Trust and the Beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale, the Beneficiary may appoint another person or trustee to conduct the sale.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 ANY OTHER STATE, OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE MILITARY DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

DATED: April 7th, 2026



MICHAEL FLUME, Substitute Trustee
10127 Morocco Street, Suite 137
San Antonio, TX 78216
(210) 828-5642
mflume@flumelaw.net

STATE OF TEXAS
COUNTY OF BEXAR

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This instrument was acknowledged before me on the 7th day of April 2026 by MICHAEL FLUME, Substitute Trustee.

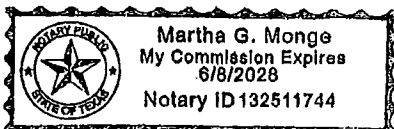

Notary Public in and for the State of Texas

EXHIBIT "A"
Legal Description

Being a 5.048 acre tract of land lying in New City Block 10915, San Antonio, Bexar County, Texas, said 5.048 acre tract being a portion of Lot 6, Block 3 of the SAWPM IA Subdivision recorded in Volume 9684, Pages 186-187, Deed and Plat Records of Bexar County, Texas, also, being a portion of Lot B as described in a Memorandum of Recording, recorded in Volume 16833, Page 387, Official Public Records of Bexar County, Texas; said 5.048 acre tract being more particularly described as follows:

BEGINNING: at a 1/2" iron rod set with plastic cap stamped "MMES RPLS 6490" in the south right-of-way line of Loop 410 Access Road and in the northwest line of the aforementioned Lot 6, for the northwest corner of the aforementioned Lot B and the northwest corner of the herein described 5.048 acre tract;

THENCE: along the south right-of-way line of the aforementioned Loop 410 right-of-way and the north lines of the aforementioned Lot 6 and Lot B the following three (3) courses and distances:

N71°06'54"E, a distance of 232.41 feet (Record - N71°07'08"E-232.37') to a Texas Department of Transportation concrete right-of-way monument found with brass disk for an angle point, N77°18'17"E, a distance of 609.74 feet (Record - N77°16'51"E-609.68') to a Texas Department of Transportation concrete right-of-way monument found with brass disk for an angle point, and S68°51'18"E, a distance of 175.06 feet (Record - S68°44'22"E-175.27') to a Texas Department of Transportation concrete right-of-way monument found with brass disk for a south corner of the aforementioned Loop 410 right-of-way, an interior corner of said Lot 6, an interior corner of said Lot B, the west corner of a concurrently described 0.917 acre tract of land, and the northeast corner of the herein described 5.048 acre tract;

THENCE: leaving the south right-of-way line of the aforementioned Loop 410 Access Road and the north line of the aforementioned Lot 6 and Lot B, along the west lines of the aforementioned 0.917 acre tract, S39°22'31"E, a distance of 62.24 feet to a point for an angle point, and S07°29'17"E, a distance of 120.14 feet to a point in a south line of said Lot B for the southwest corner of said 0.917 acre tract and the southeast corner of the herein described 5.048 acre tract;

THENCE: along the south lines of the aforementioned Lot B the following three (3) courses and distances:

S81°15'52"W, a distance of 39.49 feet (Record - S81°15'57"W) to a MAG nail set with washer stamped "MMES RPLS 6490" for an angle point, S84°07'37"W, a distance of 525.37 feet (Record - S84°07'42"W-525.25') to a MAG nail set with washer stamped "MMES RPLS 6490" for an angle point, and S73°33'57"W, a distance of 420.32 feet (Record - S73°34'02"W-420.32') to a MAG nail set with washer stamped "MMES RPLS 6490" for the southwest corner of said Lot B and the southwest corner of the herein described 5.048 acre tract;

THENCE: along the west line of the aforementioned Lot B, N18°52'57"W, a distance of 211.19 feet (Record - N18°52'52"W-211.14') to the PLACE OF BEGINNING and containing 5.048 acres of land.

FILE INFORMATION

Document Number: 20260500298

Date/Time: 4/13/2026 2:40:20 PM

Total Pages: 4

FILED IN THE OFFICIAL PUBLIC

RECORDS OF BEXAR COUNTY

LUCY ADAME - CLARK

BEXAR COUNTY CLERK

Total Fees: \$2.00

AFFIDAVIT OF GIVING NOTICE TO DEBTOR

Date: May 5, 2026

Affiant: MICHAEL FLUME

DEED OF TRUST:

Date: June 7, 2024

Grantors: Brooks Business Park Venture LLC

Beneficiary: Security State Bank, a Texas Bank

County where
property is
located: Bexar County, Texas

RECORDING INFORMATION:

Deed of Trust, Security Agreement, Financing Statement, dated June 7, 2024, and executed by Brooks Business Park Venture LLC, Borrower recorded in Document 20240103528 of the Official Public Records of Bexar County, Texas.

NOTE SECURED BY DEED OF TRUST:

Promissory Note dated June 7, 2024, in the original principal amount of \$4,945,394.00 executed by Brooks Business Park Venture LLC, as Borrower in favor of Security State Bank, a Texas Bank, as Lender.

PROPERTY DESCRIPTION:

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Affiant on oath swears that the following statements are true:

Affiant is the duly authorized agent of the Holder.

According to the records of the Holder, default has occurred in the performance of the obligations in the deed of trust.

After such default, Affiant, either personally or by agent gave to every Debtor and/or Creditor required by statute, proper notice of the default and the time within which it was required to be cured. The default continued beyond the time within which it was required to be cured.

After such continued default and at least twenty-one days before the resulting Trustee's Sale, Affiant either personally or by agent gave proper notice of the sale to every debtor required by statute, in strict compliance with the provisions of the deed of trust and the requirements of §51.002 of the Texas Property Code.

AFFIANT:

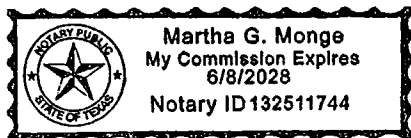


MICHAEL FLUME

STATE OF TEXAS §

COUNTY OF BEXAR §

This instrument was acknowledged, before me, a Notary Public by the said MICHAEL FLUME on this the 5th day of May 2026.


Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

FLUME LAW FIRM, LLP
PO BOX 17746
SAN ANTONIO, TEXAS 78217

EXHIBIT "A"
Legal Description

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THENCE: along the south right-of-way line of the aforementioned Loop 410 right-of-way and the north lines of the aforementioned Lot 6 and Lot B the following three (3) courses and distances:

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THENCE: leaving the south right-of-way line of the aforementioned Loop 410 Access Road and the north line of the aforementioned Lot 6 and Lot B, along the west lines of the aforementioned 0.917 acre tract, S39°22'31"E, a distance of 62.24 feet to a point for an angle point, and S07°29'17"E, a distance of 120.14 feet to a point in a south line of said Lot B for the southwest corner of said 0.917 acre tract and the southeast corner of the herein described 5.048 acre tract;

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THENCE: along the west line of the aforementioned Lot B, N18°52'57"W, a distance of 211.19 feet (Record - N18°52'52"W-211.14') to the PLACE OF BEGINNING and containing 5.048 acres of land.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20260084750
Recorded Date: May 05, 2026
Recorded Time: 3:14 PM
Total Pages: 13
Total Fees: \$69.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 5/5/2026 3:14 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk