

NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS

COUNTY OF MEDINA

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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.

1. ***PROPERTY TO BE SOLD AS DESCRIBED IN THE DEED OF TRUST:***

LOT 36, POTRANCO ACRES, A SUBDIVISION IN MEDINA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2019009116, OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS

(hereinafter the "Property")

2. ***INSTRUMENT TO BE FORECLOSED:***

That certain Construction Loan Deed of Trust dated effective April 21, 2022 between Crockett National Bank, as lender, and Source-Construction, LLC, as borrower, and recorded at **Document No. 2022004372** in the real property records of Medina County, Texas, and thereafter transferred and assigned to BHA Financial Services, LP as of April 21, 2023, and amended and restated by that certain Amended and Restated Deed of Trust and Security Agreement dated effective April 21, 2023 and recorded at **Document No. 2023003521** in the real property records of Medina County, Texas, and as thereafter renewed, extended

and modified by the First Loan Renewal, Extension and Modification Agreement dated effective May 1, 2024 and recorded at **Document No. 2024004054**, and as thereafter renewed, extended and modified by the Second Loan Renewal, Extension and Modification Agreement dated effective May 1, 2025 and recorded at **Document No. 2025004813** (collectively the "Deed of Trust").

3. DATE, TIME, AND PLACE OF SALE:

Date: Tuesday, December 2, 2025

Time: The sale will begin no earlier than **10:00 A.M.** or no later than three (3) hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The sale will take place at the area on the East side of the **MEDINA COUNTY COURTHOUSE ANNEX, 1300 Avenue M, Hondo, Texas 78861 near the front entrance** or in the location designated by the Commissioner's Court of said county for conducting foreclosure sales in Medina County, Texas.

In the event that the beneficiary decides to postpone, withdraw, or reschedule the foreclosure for another day, the Substitute Trustee need not appear at the date, time, and place of the scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be re-posted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. The re-posting or re-filing may be after the date originally scheduled for this

sale.

4. TERMS OF SALE:

The Sale will be conducted as 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 and appearing of record in the Official Public Records of Medina County, Texas. 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 including any unpaid ad valorem taxes and any mechanic's and/or materialmen's liens which prime the Deed of Trust. The sale shall not cover any part of the Property that has been released of public record from the lien of 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 the Deed of Trust, the beneficiary has the right to direct the

Substitute Trustee to sell the Property in one or more parcels and/or to sell all or only a part of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property shall be sold "**AS IS**" and "**WHERE IS**" with no representations or warranties, either expressed or implied, except as to the warranties of title, if any, provided for under the Deed of Trust. The sale expressly excludes any warranty of merchantability or fitness for a particular use. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

The Property will be sold subject to any unpaid *ad valorem* taxes and any other prior liens. Any purchaser is urged to determine the unpaid balance, if any, of the *ad valorem* taxes and any prior liens owing on 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.

5. TYPE OF SALE:

The sale is a non-judicial Deed of Trust lien and foreclosure sale being conducted pursuant to the power of sale granted by the Deed of Trust executed by ***Source-Construction, LLC***.

6. OBLIGATION SECURED:

The Deed of Trust provides that it secures the payment of the indebtedness and all obligations described therein, including, but not limited to that certain Amended and Restated Promissory Note in the amount of \$714,000.00 dated April 21, 2023 (as renewed, extended, and modified from time to time) by that certain First Loan Renewal, Extension, and Modification Agreement dated May 1, 2024, and the Second Loan Renewal, Extension, and Modification Agreement dated May 1, 2025 Source-Construction, LLC and payable to BHA Financial Services, LP. BHA Financial Services, LP is the current holder of the described obligations by virtue of its direct ownership or capacity as servicer and is the named beneficiary under the Deed of Trust. Questions concerning the sale may be directed to the following:

Leslie M. Luttrell
100 NE Loop 410, Suite 615
San Antonio, Texas 78216
Telephone: 210.426.3600
luttrell@lclawgroup.net

7. *DEFAULT AND REQUEST TO ACT:*

Default has occurred under the Deed of Trust and the beneficiary has requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

end of notice

WITNESS MY HAND this 7th day of November, 2025.

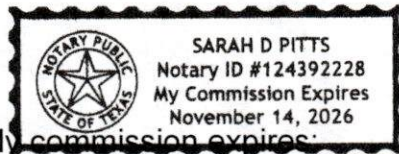


Leslie M. Luttrell
Substitute Trustee

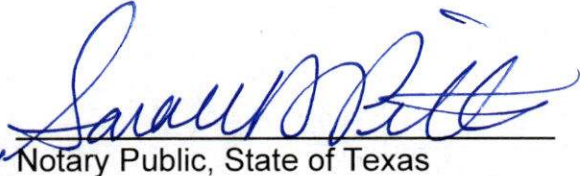
THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared **Leslie M. Luttrell** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

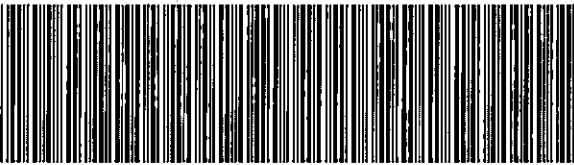
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of November, 2025.



My commission expires:


Notary Public, State of Texas

11/14/2026



VG-42-2025-25-000195

**Medina County
Gina Champion
Medina County Clerk**

Instrument Number: 25-000195

Foreclosure Posting

Recorded On: November 07, 2025 12:12 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$2.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

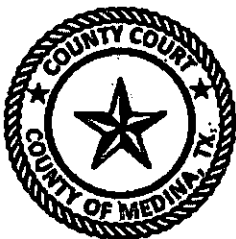
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 25-000195
Receipt Number: 20251107000027
Recorded Date/Time: November 07, 2025 12:12 PM
User: Jaylen P
Station: cccash2

Record and Return To:

Luttrell Leslie M TR



**STATE OF TEXAS
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion
Medina County Clerk
Medina County, TX