UG-80-2026-20261200446

NOTICE OF POSTING OF NON-JUDICIAL FORECLOSURE SALE

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.

WHEREAS, on April 10, 2023, a Deed of Trust (**"Deed of Trust"**) was executed on behalf GJMery Investments LLC (**"Grantor"**) by George N. Mery, President and Julie Mery, Secretary, in order to secure Blue Sky Bank **("Lender")** in the payment of one certain Promissory Note dated April 10, 2023, in the original principal sum of $4,678,000.00 executed by Vincent E. Mery and George N. Mery, in their capacities as President and Vice President of Mery Investments, Inc. respectively, made payable to Blue Sky Bank, **("Note")**, said Deed of Trust being filed for record on April 10, 2023, in the Official Public Records of **Bexar** County, Texas indexed as Document #20230061905.

WHEREAS, the following have been appointed substitute trustees:
Elizabeth G. Smith, Substitute Trustee
6655 First Park Ten, Suite 240
San Antonio, Texas 78213
OR
Frank L. Sughrue, Substitute Trustee
5118 Barth Rd.
Lockhart, Texas 78644
have been **appointed as Substitute Trustees in the place and stead of Blue Sky Bank, Trustee** in the aforesaid Deed of Trust, said appointments being in the manner authorized by the Deed of Trust; and

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the indebtedness evidenced therein is now wholly due, and the Beneficiary of the Deed of Trust has requested the undersigned to sell the Property to satisfy same.

Foreclosure sale:

Date: **Tuesday, December 1, 2026**

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M., local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three hours after that time.

Place: Bexar County Courthouse, 100 Dolorosa, San Antonio, Texas 78205, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where non-judicial foreclosure

sales of real property are customarily and regularly held in **Bexar** County, Texas.

Terms of Sale: Any Substitute Trustee appointed by the holder of the Note will sell the following described real property(ies) to the highest bidder for cash, except that Blue Sky Bank's bid may be by credit against the indebtedness secured by the liens of the Deed of Trust; and subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust:

TRACT 1:
BEING Unit 306, Building C, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE II, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 2:
BEING Unit 313, Building C, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE II, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 3:
BEING Unit 873, Building H, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE II, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 4:
BEING Unit 977, Building I, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE II, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general

common elements appurtenant thereto.

TRACT 5:
BEING Unit 979, Building I, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE II, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 6:
BEING Unit 104, Building A, NEW CITY BLOCK 17151, THE BRIDGES CONDOMINIUMS, PHASE III, City of San Antonio, a Condominium Project in Bexar County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declaration thereof, in Volume 9, Page 65 and Volume 10, Page 759, Condominium Records; Volume 3313, Page 689, Volume 3534, Page 774, Volume 3827, Page 1866, Volume 3840, Page 1227 and Volume 3507, Page 1548, Official Public records, Bexar County, Texas.

TRACT 7:
BEING Unit 1080, Unit 1081, Unit 1082, Unit 1083 and Unit 1085, Building J, NEW CITY BLOCK 17151, IN THE BRIDGES CONDOMINIUMS, PHASE 11, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration filed, recorded in Volume 9, Page 65, amended in Volume 10, Page 759, Condominium Records, Bexar County, Texas, and Volume 2953, Page 1190, Volume 2957, Page 825, Volume 3827, Page 1866 and Volume 3840, Page 1227, Deed Records, Bexar County, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 8:
BEING Unit 102, Building E, in the NEW CITY BLOCK 11876, LES CHATEAUX TOWNHOMES, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration recorded in Volume 5, Page 261, refiled in Volume 5, Page 503, Condominium Records, Bexar County, Texas, together with any undivided interest in the general common elements appurtenant thereto.

TRACT 9:
BEING Unit 204, Building C, in the LES CHATEAUX TOWNHOMES, a Condominium Regime in the City of San Antonio, Bexar County, Texas, according to Declaration recorded in Volume 5, Pages 261-312 refiled in Volume 5, Page 503, Condominium Records, Bexar County, Texas, together with any undivided interest in the general common elements appurtenant thereof.

TRACT 10:

BEING Lot 5, CASTLE HILLS PARK ESTATES SUBDIVISION, UNIT 6, in the City of Castle Hills, Bexar County, Texas, according to Plat thereof, recorded in Volume 5140, Page 10, Deed and Plat Records, Bexar County, Texas.

TRACT 11:
BEING Lot 10, Block 11, NEW CITY BLOCK 11010, WILSHIRE TERRACE, City of San Antonio, Bexar County, Texas, according to a Plat thereof, recorded in Volume 3025, Page 285, Deed and Plat Records, Bexar County, Texas.

TRACT 12:
BEING Unit 103, Building F, NEW CITY BLOCK 14595, CASTELWOOD I CONDOMINIUMS, PHASE II, an Addition to the City of San Antonio, a Condominium Project in Bexar County, Texas, together with the limited common elements, and an undivided interest in and to the general common elements, as same are defined in the Condominium Declarations thereof, recorded in Volume 6, Page 297, Volume 6, Page 931 and Volume 7, Page 183, Condominium Records, Bexar County, Texas.

The Property includes all incidental rights in and to the Property including all existing or subsequently erected or affixed buildings, improvements and fixtures; and all easements, rights of way, and appurtenances; all water and water rights; and all other rights, royalties and profits relating to the real property including without limitation such rights as Grantor may have in all minerals, oil, gas, geothermal; any undivided interest in the general common elements appurtenant thereto and similar matters now or hereafter a part of the Property. The term "Property" shall include the Real Property and all other descriptions of property, real or personal, described herein and in the Deed of Trust.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED HEREIN TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INTEREST IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER AND HAS BEEN AUTHORIZED TO APPOINT THE SUBSTITUTE TRUSTEES NAMED HEREIN IN ACCORDANCE WITH THE TEXAS PROPERTY CODE.

Mortgagee has appointed Elizabeth G. Smith, Substitute Trustee OR Frank L. Sughrue Substitute Trustee under the Deed of Trust and either of them is authorized to proceed with the foreclosure sale pursuant to the same Deed of Trust. Mortgagee has instructed either Elizabeth G. Smith, Substitute Trustee OR Frank L. Sughrue, Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

The Property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR

OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER. PROSPECTIVE BIDDERS ARE ADVISED TO CONDUCT AN INDEPENDENT INVESTIGATION OF THE NATURE AND PHYSICAL CONDITION OF THE PROPERTY.

Therefore, notice is given that on and at the date, time, and place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law. If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure 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 Foreclosure 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. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Lender. 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 51.0075(a) of the Texas Property Code, Substitute Trustee(s) reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee(s). **FURTHER, SUBSTITUTE TRUSTEE WILL NOT ACCEPT ANY FORM OF PAYMENT FOR THE PURCHASE OF THE PROPERTY WHICH IS NOT EXPRESSLY PAYABLE TO: "BLUE SKY BANK".**

IN WITNESS HEREOF this instrument has been executed the 10th day of November, 2026.

Substitute Trustee:

Elizabeth G. Smith, Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240, San Antonio, TX 78213
Ph: 210-731-9177; Fax: 210-731-9130; Cell 210-861-3959
Frank L. Sughrue, FLS Auction, Inc., 5118 Barth Rd. Lockhart, Texas 78644, Ph: (512) 940-0196

After Recording Return to:
Law Offices of Elizabeth G. Smith
6655 First Park Ten, Suite 240
San Antonio, Texas 78213

FILE INFORMATION

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