

NOTICE OF FORECLOSURE SALE

STATE OF TEXAS §
 §
 COUNTY OF LUBBOCK §

This Notice of Foreclosure Sale is executed as of the date set forth below with respect to the following:

Deed of Trust, Security Agreement, and Financing Statement (as amended, restated, modified, supplemented or assigned, the “**Deed of Trust**”):

Dated: January 26, 2024

Grantor: Prudential Enterprises, LLC, a Texas limited liability company

Lender: West Texas National Bank

Original Trustee: Kristen D. Beggs

Recorded: January 26, 2024, as Document Number 2024003522 in the Official Public Records of Lubbock County, Texas

Secures: Real Estate Lien Note, dated January 26, 2024, in the original principal amount of \$4,825,922.00, executed by Grantor, and payable to the order of Lender (as amended, restated, modified, supplemented or assigned from time to time, the “**Note**”)

Lender’s Address: West Texas National Bank
 Attn: Jay Kemper
 6502 Slide Road, Suite 110
 Lubbock, Texas 79413

Property: The real property described in Exhibit A attached hereto, together with any and all rights, privileges and appurtenances pertaining thereto and improvements located thereon; all fixtures, supplies, building materials, and other goods of every nature located, used, or intended to be located or used on the Property; all accounts, contract rights, instruments, documents, general intangibles, and chattel paper arising from or by virtue of any transactions relating to the Property; any and all inventory, equipment, fixtures, or articles of personal property; and all other tangible and intangible personal property and rights thereto described in the Deed of Trust or related security agreements.

Substitute Trustee: Terry Browder, Laura Browder or Jamie Osborne

Substitute Trustee's Address: c/o Munsch Hardt Kopf & Harr, P.C.
500 N. Akard St., Suite 4000
Dallas, TX 75201
Attn: Macy D. Smith

Foreclosure Sale: (the "Foreclosure Sale")

Date: Tuesday, April 1, 2025

Time: The Foreclosure Sale will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m., local time.

Place: The gazebo located on the front lawn of the County Courthouse, with the first alternate location being the second floor auditorium at 916 Main and the second alternate location being the Commissioner's Court located on the fifth floor of the courthouse (or another location as designated for foreclosure sales by the Lubbock County Commissioners Office pursuant to § 51.002 of the Texas Property Code).

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be credited against the outstanding indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of such default(s), Lender, the owner and holder of the Note, has requested that Substitute Trustee sell the Property at the Foreclosure Sale.

The Deed of Trust encumbers both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personalty, fixtures, equipment, contracts, accounts, leases and other tangible and intangible property described in the Deed of Trust or any related security agreements in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time and Place of the Foreclosure Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder in accordance with the Deed of Trust.

[SIGNATURE PAGE FOLLOWS]

WITNESS MY HAND this 11 day of March, 2025.

~~Terry Browder, Laura Browder or Jamie Osborne~~
Substitute Trustee
c/o Munsch Hardt Kopf & Harr, P.C.
500 North Akard Street, Suite 4000
Dallas, Texas 75201
Attn: Macy D. Smith

STATE OF TEXAS

COUNTY OF ~~LUBBOCK~~ ^{Taylor} §
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I, the undersigned Notary Public, do hereby certify that ~~Terry Browder, Laura Browder or Jamie Osborne~~ ^{Terry Browder} personally appeared before me this day and acknowledged that he/she is the Substitute Trustee duly appointed by Lender, and that by authority duly given, he/she executed the foregoing instrument in the above mentioned capacity, for the purposes and consideration set forth therein.

WITNESS my hand and official seal this 11 day of March, 2025.



Marsha Monroe

Notary Public, State of Texas
Commission Expires: 12/17/2028
Printed Name: Marsha Monroe

Exhibit A: Real Property Description

EXHIBIT A

REAL PROPERTY DESCRIPTION

LOTS FORTY-TWO (42) THROUGH SEVENTY-NINE (79), HIDEAWAY ESTATES, an Addition to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Document No. 2023036894 of the Official Public Records of Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
03/11/2025 12:48 PM
FEE: \$2.00
2025008839