

Notice of Foreclosure Sale

November 5, 2025

Deed of Trust (With Future Advance Clause) (“Deed of Trust”):

Dated:	February 27, 2024
Grantor:	TEXAS VET INVESTMENTS LLC A Texas Limited Liability Company
Trustee:	JAMIE GIBSON
Lender:	CITIZENS STATE BANK
Recorded in:	Document Number 2024007778 in the Official Public Records, Lubbock County, Texas.
Legal Description:	Lot Ninety-Four (94), of Briercroft Addition Lot(s) 74-115, an addition to the City of Lubbock, in Lubbock County, Texas, according to the map or plat thereof, recorded in Volume 796, Page 103, of the Deed Records of Lubbock County, Texas. Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, all water and riparian rights, wells, ditches and water stock, crops, timber including timber to be cut now or at any time in the future, all diversion payments or third party payments made to crop producers and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described.
Secures:	Promissory Note (“Note”) in the original principal amount of \$147,900.00 executed by TEXAS VET INVESTMENTS LLC A Texas Limited Liability Company (“Borrower”) and payable to the order of Lender.
Modifications and Renewals:	Debt Modification Agreement dated March 3, 2025 (as used herein, the terms “Note” and “Deed of Trust” mean the Note and Deed of Trust as so modified, renewed, and/or extended) Modification of Deed of Trust dated March 3, 2025 (as used herein, the terms “Note” and “Deed of Trust” mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Debt Modification Agreement dated July 03, 2025 (as used herein, the terms “Note” and “Deed of Trust” mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Modification of Deed of Trust dated July 3, 2025 (as used herein, the terms “Note” and “Deed of Trust” mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Guaranty: The Note and each and every debt, of every type, now or at any time in the future owing to Lender is guaranteed by a Guaranty dated February 27, 2024, and executed by STEVEN E SHEDD in favor of Lender

Trustee: JAMIE GIBSON

Trustee’s Address: 224 N Main, Anton, Texas 79313

Foreclosure Sale:

Date: December 2, 2025

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 10:00 a.m. and not later than three hours thereafter.**

Place: Gazebo located on the front lawn of the Lubbock County Courthouse, with the first alternate location being the Second Floor Auditorium at 916 Main Street, and the second alternate location being the Commissioners Courtroom located on the Fifth Floor of the Courthouse in Lubbock County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Lubbock County Commissioner’s Court.

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 by credit against the 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, and any modifications thereto. Because of that default, Lender, the owner and holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber 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 personal property described in the Deed of Trust 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 for the Foreclosure Sale described above, 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 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Trustee 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 Trustee.

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.

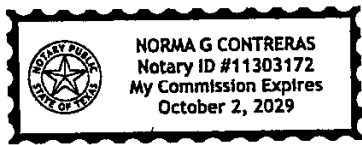


JAMIE GIBSON, Trustee

STATE OF TEXAS §

COUNTY OF HOCKLEY §

This instrument was acknowledged before me on the 5 day of November, 2025, by
JAMIE GIBSON, Trustee.

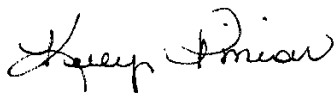




Notary Public, State of Texas

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS





Kelly Pinion, County Clerk
Lubbock County, TEXAS
11/06/2025 11:54 AM
FEE: \$2.00
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