



NOTICE OF TRUSTEE'S SALE

STATE OF TEXAS §
COUNTY OF LUBBOCK §

WHEREAS, on December 26, 2025, ROSHNI INVESTMENTS, LLC, a Texas limited liability company (the "Borrower"), executed that certain Deed of Trust, Security Agreement and Assignment of Rents (the "Deed of Trust"), granting a lien on certain real property located in Lubbock County, Texas, being more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with certain other real and personal property described therein (collectively the "Mortgaged Premises"), to secure STATE BANK OF TEXAS (the "Lender"), in the payment of that certain Promissory Note (the "Note") of even date therewith in the original principal amount of \$13,328,230.00 executed by Borrower, Presidential Hotel, Ltd., Lubbock Interstate Hotels, LLC and Niravi Investments, LLC, the Deed of Trust being recorded as Document No. 2024049886, Lubbock County Real Property Records; and

WHEREAS, (1) default has occurred in the payment of the indebtedness evidenced by the Note and secured by the Deed of Trust, and in the performance of the covenants, agreements and conditions set forth in the Note and Deed of Trust, (2) past due sums due and payable under the Note and Deed of Trust, and/or secured thereby, are now due and payable, and (3) Lender, the owner and holder of said indebtedness, has required the undersigned, as trustee, to sell the Mortgaged Premises pursuant to the Deed of Trust and the laws of the State of Texas;

NOW, THEREFORE, notice is hereby given that on Tuesday, the 3rd day of March, 2026, no earlier than 1:00 p.m., nor later than 4:00 p.m., I, as trustee under the Deed of Trust, will sell the Mortgaged Premises and all of the components thereof and in the area for conducting foreclosure sales at the county courthouse in Lubbock County, Texas, as designated by the Lubbock County Commissioner's Court, to the highest bidder for cash.

EXECUTED this 10th day of February, 2026.

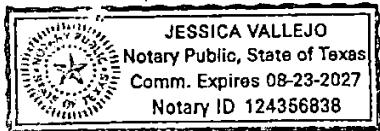
Thomas J. Irons
THOMAS J. IRONS, Trustee

STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was sworn to and acknowledged before me on February 10, 2026, by
THOMAS J. IRONS, Trustee, who acknowledged to me that he executed the same for the
purposes and consideration therein expressed and in the capacity therein stated.



Jessica
Notary Public in and for the
State of Texas

My commission expires:

Printed Name:

STATE OF TEXAS

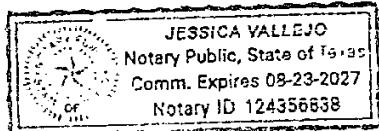
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COUNTY OF DALLAS

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2/10/2026

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Jessica Vallejo
Notary Public in and for the
State of Texas

My commission expires:

08-23-2027

Printed Name:

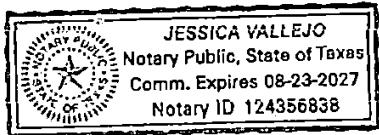
Jessica Vallejo

STATE OF TEXAS

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COUNTY OF DALLAS

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My commission expires:

08-23-2027

Jessica Vallejo
Notary Public in and for the
State of Texas

Printed Name:

Jessica Vallejo

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT A-1, ROSHNI INVESTMENTS ADDITION, a Re-plat of Tract A, Roshni Investments Addition and a portion of the remainder of Lot 4, Circle View Addition No. 2 to the City of Lubbock, Lubbock County, Texas, according to the Map, Plat and/or Dedication Deed thereof recorded in Document No. 2007026956, corrected by Document No. 2008038450, of the Official Public Records of Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
02/10/2028 01:51 PM
FEE: \$2.00
2026004760