

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THE STATE OF TEXAS §
§
COUNTY OF LUBBOCK §

WHEREAS, by that certain Deed of Trust (the “Deed of Trust”) dated as of November 14, 2019 and recorded November 15, 2019, executed by Anand Mohanlal Bhakta and Javinka Anandkumar Bhakta as Members of Shiv & Suchi, LLC, (the “Grantors”), to Michael H. Carper, Esq., Trustee (“Trustee”) for the benefit of PromiseOne Bank (the “Beneficiary”), filed for record as Document No. 2019044647, in the Real Property Records of Lubbock County, Texas (the “Records”), in which Grantor conveyed to Trustee certain property (the “Property”) situated in Lubbock County, Texas, which Property includes the real property, the improvements thereon and other property (including, without limitation, all personal property) all as described in the Deed of Trust, said real property whose address is commonly known as 5706 Interstate 27, Lubbock TX 79404 and being more particularly described on Exhibit A, attached hereto, to secure the repayment of that certain Business Loan Agreement (“Loan”) dated November 14, 2019, and U.S. Small Business Administration Note (the “Note”) dated on or about November 14, 2019, in the original principal amount of \$1,500,000.00, executed by Shiv & Suchi, LLC, as Borrower, and payable to the order of the Beneficiary, and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, the Loan, Note, the Deed of Trust, and all other documents and instruments executed in connection with or as security for the Loan and Note are owned and held by the Beneficiary; and

WHEREAS, the Loan and Note are in default and the entire unpaid balance thereof is due and payable, and the Beneficiary has demanded payment of each party entitled to demand, and intends to have the power of sale set forth in the Deed of Trust enforced; and

WHEREAS, the Beneficiary has appointed **Brett Field and/or Mark Stromberg**, individually or collectively, or their duly appointed nominee at 8350 N. Central Expressway, Suite 1225, Dallas, Texas 75206, as Substitute Trustee under the Deed of Trust, and has directed the Substitute Trustee or one of their duly appointed nominees, to enforce the power of sale in accordance with the Deed of Trust for the purpose of collecting the indebtedness described therein, after giving notice of the time, place and terms of said sale, and a description of the property to be sold, pursuant to the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Brett Field and/or Mark Stromberg, hereby give notice that a duly-appointed Substitute Trustee or one of their duly appointed nominees will accordingly, after due publication of this Notice, after the filing of a copy of this Notice with the Office of the County Clerk of Lubbock County, Texas, and after having given written notice of such sale by certified mail to each debtor obligated to pay the Loan and Note and indebtedness secured by the Deed of Trust according to the records of Beneficiary as required by the Deed of Trust and the laws of the State of Texas, all of which have been completed at least twenty-one (21) days next before the date of such sale, sell the Property (including, without limitation, all improvements, fixtures and personal property covered by the Deed of Trust) at public auction to the highest bidder or bidders for cash at the Lubbock County Courthouse located at 904 Broadway, Lubbock, TX 79401 (or at any other such area designated by the Commissioners Court of Lubbock County, Texas pursuant to Section 51.002 of the Texas Property Code) on the first Tuesday in August 2026, the same being the 4th

day of August 2026. The earliest time at which the sale shall begin is 1:00 o'clock p.m and the latest time shall be 4:00 o'clock p.m.

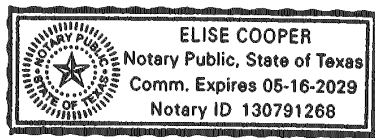
EXECUTED in multiple originals on this the 27th day of May 2026.


By: 
Printed Name: Brett Field
Title: Substitute Trustee

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 27th day of May 2026, by Brett Field, an individual, in his/her capacity as a Substitute Trustee.




Notary Public in and for the State of Texas

**AFTER RECORDING
RETURN TO:**

STROMBERG STOCK, PLLC
8350 North Central Expressway, Ste 1225
Dallas, Texas 75206

EXHIBIT A
Property Description

Tracts A and B, Drive In Subdivision, and Addition to the City of Lubbock, Lubbock County, Texas, a replat of Lots 5 through 12, Block 1, Drive In Subdivision, an addition to the City of Lubbock, Lubbock County, Texas, according to the map, plat and/or dedication deed thereof, recorded in Volume 8035, Page 117, Official Public Records, Lubbock County, Texas.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
05/27/2026 01:56 PM
Recording Fee: \$37.00
2026020015