

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BROWN County

Deed of Trust Dated: March 27, 2014

Amount: \$1,488,000.00

Grantor(s): SHRIMAD RAJCHANDRA LLC, TUSHAR PATEL, VAISHALIBEN PATEL and YOGESH PRABHU

Original Mortgagee: COMMONWEALTH BUSINESS BANK

Current Mortgagee: COMMON WEALTH BUSINESS BANK

Mortgagee Address: COMMON WEALTH BUSINESS BANK, 3435 WILSHIRE BLVD., SUITE 700, LOS ANGELES, CA 90010

Recording Information: Document No. 2014-1891 and Re-Recorded 05.15.2014 under File No. 2014-2758

Legal Description: ALL OF THAT CERTAIN 4.338 ACRE TRACT, LOT OR PARCEL OF LAND BEING OUT OF THE TAYLOR SMITH SURVEY NO.600, ABSTRACT NO.821, BEING SITUATED IN BROWN COUNTY, TEXAS, FURTHER DESCRIBED IN "EXHIBIT A".

Date of Sale: March 3, 2026 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the BROWN County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

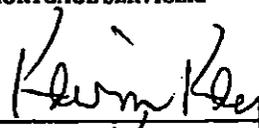
RAMIRO CUEVAS OR KRISTOPHER HOLUB, LINDA REPERT, ALEXIS MENDOZA, KEVIN KEY, JAY JACOBS, JUANITA COX, JIMMY CARROLL BREWER, DYLAN RUIZ, STEPHEN RAWLINGS, LAMAR CRAVENS, CHRISTOPHER D. BROWN, STEPHEN E. HAYNES, REYN ROSSINGTON, KIM ANDERSON, RON ANDERSON, LOUIS STARZEL, THOMAS L. SWEARINGEN, OR JUSTIN SLONE, BRIAN HOOPER, MIKE JANSTA, MIKE HAYWARD, ANGELA ANDERSON, AUCTION.COM LLC, TEJAS CORPORATE SERVICES LLC., XOME INC, have been appointed as Substitute Trustee(s), ("Substitute Trustee") each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.


Anthony Allen Garcia, ATTORNEY AT LAW
HUGHES, WATERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2026-000097


Printed Name: Kevin Key
c/o Tejas Trustee Services *posted by: Alaura Ortega Smith*
14800 Landmark Blvd, Suite 850
Addison, TX 75254

POSTED
Sharon Ferguson, Brown County Clerk
Time 2:20 PM
JAN 29 2026
By Deputy: 

EXHIBIT "A"
FIELD NOTES - 4.338 ACRES

FIELD NOTES for a 4.338 acre tract of land in Brown County, Texas, said tract being out of Taylor Stahl Survey No. 600, Abstract No. E21, said tract being the same tract described as 4.429 acres in a deed from Gale One to H. Q. Poretti as recorded in Volume 901, Page 331, Real Property Records of Brown County, Texas, and also being the same tract described in a survey performed by Don King, Registered Professional Land Surveyor dated August 3, 1994, said tract being sometimes known as 4410 U. S. Highway 377 and being more fully described as follows:

BEGINNING at a chain link fence corner found in the ground in the East line of U. S. Highway 377, said fence corner marking the South corner of a tract described in a deed to Fen-Tech as recorded in Volume 843, Page 357 of said Records and the Northwest corner of this tract;

THENCE N 44° 48' 53" E 367.75' (N 44° 19' E 369.5') (N 44° 08' E 1057') (N 44° 19' E 369.5') along a chain link fence line to a 3/8" iron stake fixed in the ground, said stake marking West corner of a tract described in a deed from Gale One to William M. Thompson, et ux, as recorded in Volume 1049, Page 523 of said Records and the Northeast corner of this tract;

THENCE S 47° 10' 32" E 284.24' (as bear 280') (S 46° 45' E) (S 46° 55' E 286.0') along the Southwest line of said Thompson tract and the Northern line of said Poretti tract, through two buildings to a rail road spike fixed in the ground near the North corner of a 1 story brick metal building, said spike marking an internal corner of a tract described in a deed to Food-Tex as recorded in Volume 1033, Page 922 of said Records and an angle corner of this tract;

THENCE S 18° 05' 04" E 161.18' (S 17° 15' E 161.30') (S 17° 19' E) to a rail road spike fixed in the ground near an angle corner of said metal building, said spike marking a second internal corner of said Food-Tex tract and an angle corner of this tract;

THENCE S 13° 05' 23" W 394.47' (S 14° 36' W 386.6') (S 14° 36' W 404.91') to a 5/8" iron stake found in the ground near the Southwest line of the former Terry Road, said stake marking the Southeast corner of this tract;

THENCE N 69° 21' 18" W 203.34' (N 59° 56' W 199.7') (N 59° 05' W 207.8') to a 3/8" iron stake found in the ground in the Southeast line of a tract described in a deed to Larry G. Perry, et ux, as recorded in Volume 971, Page 143 of said Records, said stake marking a West corner of this tract;

THENCE N 48° 30' 00" E 181.13' (Bath of Bearing, plat call King Survey, 194-5') (N 48° 18' E 216.7') along the Southeast line of said Perry tract to a rail road spike found in the ground, said spike marking the East corner of said Perry tract and an internal corner of this tract;

THENCE N 32° 55' 10" W 172.82' (N 31° 47' W 172.7') (N 31° 09' W 172.7') to a rail road spike found in the ground, said spike marking the North corner of said Perry tract and an internal corner of this tract;

THENCE S 48° 43' 30" W 238.00' (S 49° 52' W 245.0') (S 48° 42' W 236.3') to a 5/8" iron stake in the ground in the East line of U. S. Highway 377, said stake marking the Westmost South corner of this tract;

THENCE N 68° 04' 07" W 91.55' (N 07° 38' W 94.0') along said East line to a rail road spike found in the ground, said spike marking an internal corner of this tract;

THENCE S 68° 44' 04" W 49.53' (S 69° 35' W 49.5') to a 3/8" iron stake set in the ground next to a rock retaining wall in the East line of U. S. Highway 377, said stake marking the Westmost South-west corner of this tract;

THENCE N 07° 34' 24" W 181.88' (N 07° 51' W 180.7') along said East line to the place of **BEGINNING**;

Plat Call, King Survey calls above in parentheses, adjacent calls above in brackets; Deed Call 901/531 shown in brackets.

The undersigned does hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no discrepancies, omissions, ambiguities, boundary line conflicts, double encroachments, overlapping of improvements or apparent rights-of-way except as shown hereon, and said property has access to and from a dedicated roadway except as shown hereon.

Charles A. Poulak
Charles A. Poulak, P. E.
February 19, 2016



RECORDED AND SCANNED AS RECEIVED

POSTED
Sharon Ferguson, Brown County Clerk
Time _____

JAN 29 2026

By Deputy: