

File # 2026-099

NOTICE OF FORECLOSURE SALE

Date of Sale: May 5, 2026

Deed of Trust with Future Advance Clause ("Deed of Trust"):

Dated: January 28, 2020
Grantor: CottleLA, LLC, Robert Howard Series
Trustee: Jim Van Pelt
Lender: Herring Bank
Recorded in: Volume 216, Page 542, File No. 2020-028, of the Official Public Records of Cottle County, Texas

Legal Description: Being the Southeast Quarter (SE/4) of Survey No. 14, Block "K", R.M. Thomson Survey, Abstract No. 788, Cottle County, Texas, containing 161.5 acres of land, described by metes and bounds as follows, to-wit:
BEGINNING at a post the SEC of Survey No. 14;
THENCE N. 960 varas to a stake for corner;
THENCE W. 951.9 varas to a stake for corner;
THENCE S. 960 varas to a post for corner;
THENCE E. 951.9 varas to the place of **BEGINNING**,

Secures: Real Estate Lien Note ("Note") in the original principal amount of \$250,000.00, executed by C. Campbell Burgess on behalf of CottleLA, LLC, Robert Howard Series ("Borrower") and payable to the order of Lender, Herring Bank, and all other indebtedness of Borrower to Lender dated October 28, 2019.

Current Holder of Note and Deed of Trust: PATRICK J. KELLY, successor-in-interest to HERRING BANK.

Modifications and Renewals: Modification and Extension of Real Estate Note and Lien, dated January 28, 2020, filed in Volume 216, Page 541, File No. 2020-027 of the Official Public Records of Cottle County, Texas;
Loan Modification dated August 1, 2023;
Allonge to Promissory Note;
Transfer of Note and Lien dated August 1, 2023 recorded in Book 229, Page 199, File No. 2024-398 of the Official Public Records of Cottle County, Texas;
and any other modifications, renewals, and extensions (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended).

Substitute Trustee: William A. Franklin, Chandler Patterson, or Jeff R. Lashaway

Substitute Trustee's

Address: William A. Franklin, Chandler Patterson, or Jeff R. Lashaway,
920 Ave. Q, Lubbock, Texas, 79401, Telephone (806) 763-0044

Foreclosure Sale:

Date: Tuesday, May 5, 2026

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 1:00 p.m. and not later than three hours thereafter.

Place: In the Commissioners Courtroom on the first floor of the Cottle County Courthouse, 815 9th Street, Paducah, Texas 79248, as designated by the Commissioner's Court of Cottle County, Texas 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 Commissioner's Court of Cottle County, Texas, the sale will take place where the Notice of Foreclosure Sale was posted or where foreclosure sales of real property are customarily and regularly held in Cottle County, Texas.

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 PATRICK J. KELLY's, successor-in-interest to HERRING BANK, 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. Because of that default, PATRICK J. KELLY, successor-in-interest to HERRING BANK, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of PATRICK J. KELLY's, successor-in-interest to HERRING BANK, election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with PATRICK J. KELLY's, successor-in-interest to HERRING BANK, 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, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If PATRICK J. KELLY, successor-in-interest to HERRING BANK, 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 PATRICK J. KELLY, successor-in-interest to HERRING BANK. 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, Substitute 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 Substitute 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.

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.



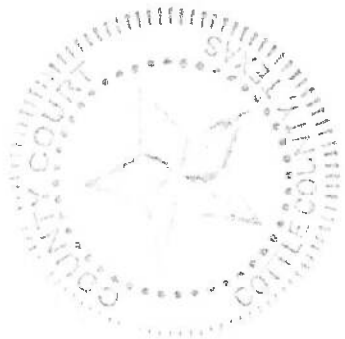
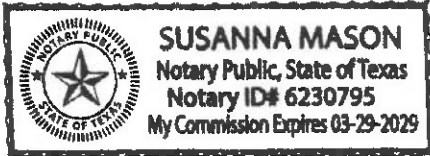
Patrick J. Kelly, Mortgagee

STATE OF TEXAS §
 §
COUNTY OF LUBBOCK §

This instrument was acknowledged before me on this the 31st day of March, 2026 by PATRICK J. KELLY.

Susanna Mason

Notary Public, State of Texas



THE STATE OF TEXAS
COUNTY OF COTTLE

I hereby certify that this instrument was FILED on the date and at the time ENTERED hereon by me and was duly RECORDED in the Official Public Records of Cottle County, Texas, in the Volume and Page noted hereon by me.



Vickey Wederski, Cottle County Clerk
Recorded and filed the 2nd day of April,
2026, A.D. at 9:50 o'clock A. M. in
Volume 232, Page 246
BY Jamie Mew DEPUTY