

**NOTICE OF SUBSTITUTE TRUSTEE'S FORECLOSURE SALE
OF COMMERCIAL PROPERTY**

DATED THIS 11th DAY OF SEPTEMBER, 2020

STATE OF TEXAS §
 §
COUNTY OF EASTLAND §

TO:

Vipinchanda Kantilal Patel
President
Shurbhi Corporation
6750 I-20
Ranger, Texas 76470

And

Vipinchanda Kantilal Patel
Shurbhi Corporation
9406 Los Alamos Trail
Irving, Texas 75063

and The Public at Large

Notice is hereby given that a foreclosure sale of the below referenced property will be conducted the first Tuesday in October 2020, and shall continue until such time as the property is sold pursuant to that certain Deed of Trust dated the 3rd day of October 2014, recorded in the real property records of Eastland County, Texas at County Clerk Instrument No. 2014-003134 which Deed Of Trust was extended and modified by a Modified Deed Of Trust dated May 18, 2015, recorded in the real property records of Eastland County, Texas at County Clerk Instrument No. 2015-001879.

Your debt has been accelerated, and the entire unpaid balance of your note is now due and payable. You now owe Gurmanak, LLC, the holder of the promissory note secured by the above referenced Deed of Trust, as modified, the sum of \$ \$533,282.67 in principal and interest in the amount of \$19,994.13 through September 10, 2020 or a total of \$553,276.80 with interest continuing to accrue in the per diem amount of \$103.94. Your debt has been accelerated because you failed to cure the default as was requested in the Notice of Intent to Accelerate sent to you on August 18, 2020.

RECEIVED 11:00 ^A_{M.}
CATHY JENTHO, COUNTY CLERK
SEP 14 2020
EASTLAND COUNTY, TEXAS
By [Signature] Deputy

The property being sold is the improved commercial real estate located and situated in Eastland County, Texas, more specifically described as follows:

Property (including any improvements):

BEING 0.9960 acres of land, more or less, out of the William Frells Survey, Abstract No. 120, Eastland County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a metal T post lying 49.95 feet North 61°06' East of 1472.5 feet North 61°58' East of, and 1240.8 feet North 0°28' East of the Southwest corner of the William Frells Survey ;

THENCE North 13°02'58" West, 290.40 feet to a metal T post found for the Northwest corner found for the Northwest corner of the described tract;

THENCE North 61°57'37" East, 150 feet to a metal T post found for the Northeast corner of the described tract;

THENCE South 13°02'58" East, 290.40 feet to a metal T post found for the Southeast corner of the described tract;

THENCE South 61°57'37" West, 150 feet back to the PLACE OF BEGINNING, and containing 0.9660 acre or 42,078 square feet of land, more or less.

Personal Property: The property constituting personal property located in or on and used in the connection of this Property.

TERRY BROWDER, LAURA BROWDER AND MARSHA MONROE, 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 below 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.

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.

THE SALE WILL BE HELD AS FOLLOWS:

DATE: October 6, 2020
TIME: 1:00 p.m. to 4:00 p.m.
PLACE: In the area designated by the Commissioners Court of Eastland County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

ALL PURCHASES MUST BE MADE IN IMMEDIATELY AVAILABLE FUNDS UNLESS OTHERWISE AGREED TO BY THE TRUSTEE. THE TRUSTEE RESERVES THE RIGHT TO DECLINE ANY OFFER.

THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE BENEFICIARY OF THE DEED OF TRUST.

DOOLEY & ASSOCIATES, P.C.

By: 

Marshal W. Dooley
Texas SBN: 05993000


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ATTORNEY FOR PAVILLION BANK