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After Recording. Return to:
Erik K. Martin
Martin Lawyers, PLLC
1020 Macon St., Ste. 7
Fort Worth, Texas 76102

STATE OF TEXAS §
 §
COUNTY OF COKE §

TS# W-401907
September 23, 2025

NOTICE OF FORECLOSURE SALE

This Notice of Foreclosure Sale is made by the Substitute Trustee pursuant to that certain Deed of Trust ("Deed of Trust") more particularly described as follows:

Dated: April 29, 2022

Borrower/Grantor: Ashdam Investments Texas Ltd. Co.

Trustee: Celtic Bank Corporation

Lender: Celtic Bank Corporation

Recorded in: Deed of Trust dated April 29, 2022, recorded on May 4, 2022 as File No. 20220000000407 of the Official Public Records of Coke County, Texas.

Secures: Promissory Note, dated April 29, 2022, in the original principal amount of \$603,600.00, executed by Borrower and payable to the order of Celtic Bank Corporation.

Property: The real property, improvements and personal property secured by the Deed of Trust, including without limitation the real property described in the attached Exhibit A and commonly referred to as 120 West Main Street, Bronte, TX 76933-2912, and certain personal property described therein.

Security Agreement: Commercial Security Agreement dated April 29, 2022 by Ashdam Enterprises Ltd. Co. and Ashdam Investments Texas Ltd. Co. in favor of Celtic Bank Corporation, securing collateral related to the Loan.

FILED FOR RECORD
TIME: _____

OCT 14 2025

COKE COUNTY & DIST. CLERK
JENNIFER BURDETT

Substitute Trustees: Erik K. Martin and Abstracts/Trustees of Texas, LLC

Substitute Trustees'
Addresses: Erik K. Martin
Martin Lawyers, PLLC
1020 Macon Street, Ste. 7
Fort Worth, Texas 76102
(682) 707-2999

Abstracts/Trustees of Texas, LLC
9065 Jollyville Rd, Ste 203A
Austin, Texas 78759

Foreclosure Sale:

Date: **Tuesday, December 2, 2025**

Time: The sale of the Property ("Foreclosure Sale") will be held between 10 a.m. and 4 p.m.

Place: At the Coke County Courthouse located at 13 E 7th Street, Robert Lee, TX 76945, or if the preceding area is no longer the designated area, at the area most recently designated by the Coke County Commissioners Court

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 Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

The Foreclosure Sale may be conducted by the Substitute Trustee, or by any of the following:
Abstracts/Trustees of Texas, LLC

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, Lender, the owner and holder of the Note, has requested that Substitute Trustees sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with the Lender/Beneficiary's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

Public notice is hereby given that the foreclosure sale of the above-described Property will proceed as provided for in this Notice of Foreclosure Sale and shall be conducted by the Substitute Trustees designated herein and appointed pursuant to the Deed of Trust by that certain Revised Appointment of Substitute Trustee filed in the real property records of Coke County, Texas. Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustees will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule to sale for another day. In that case, the Substitute Trustees need not appear at the Date, Time and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refilling may be after the date originally scheduled for this sale.

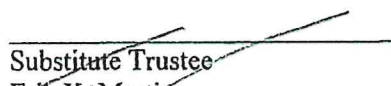
Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

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. 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. 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 in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the 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 the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender/Beneficiary may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.


Substitute Trustee
Erik K. Martin

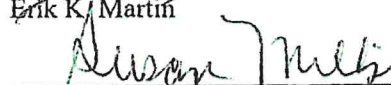

Substitute Trustee
Abstracts/Trustees of Texas, LLC

EXHIBIT A

Property Description

Tract 1:

All of Lot No. Fourteen (14), Lot No. Fifteen (15), Lot No. Sixteen (16), Lot No. Seventeen (17) and Lot No. Eighteen (18) in Block No. Forty-Two (42), Original Townsite of Bronte, Coke County, Texas, according to the Map or Plat of said town in Drawer No.(1), Plat No. (1), now on file in the Office of the County Clerk of Coke County, Texas.