

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

September 25, 2019

Deed of Trust ("Deed of Trust"):

Dated: July 31, 2014

Grantor: Krisu Hospitality, LLC

Trustee: Brian Pohlmeier

Lender: Centennial Bank

Recorded in: Instrument No. 0203480 at Volume 1003, Page 5 of the real property records of Gray County, Texas

Legal Description: All of Lot Two (2) of the United Subdivision in the Northwest Quarter (NW/4) of the Southwest Quarter (SW/4) of the Southwest Quarter (SW/4) of Section 101, Block 3, I&GN Ry. Co. Survey, in the City of Pampa, Gray County, Texas, according to the map or plat of said Subdivision on file in the office of the County Clerk of Gray County, Texas.

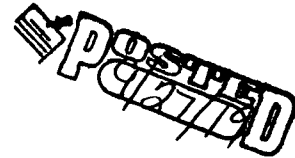
Secures: Corrected First Real Estate Lien Note ("Note") in the original principal amount of \$2,768,033.00, executed by Krisu Hospitality, LLC ("Borrower") and payable to the order of Lender

Guaranty: The Note is guaranteed by a two Continuing Guaranties dated July 31, 2014, and executed by Piyush Kantilal Patel and Bharti Piyush Patel in favor of Lender

Foreclosure Sale:

Date: Tuesday, November 5, 2019

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 10:30 a.m. and not later than three



hours thereafter.

Place: Outside the south entrance of the Gray County Courthouse at 205 North Russell, Pampa, 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 Centennial Bank's 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, Centennial 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 Centennial Bank's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Centennial Bank's 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.

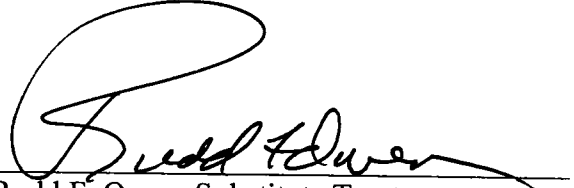
If Centennial Bank passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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 Centennial 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.

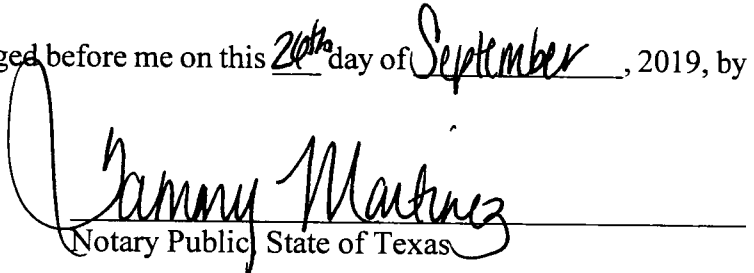
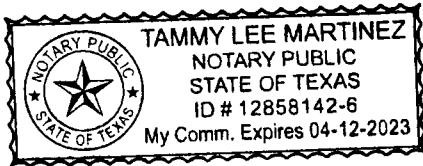


Rudd F. Owen, Substitute Trustee
700 W. 7th, P O Box 328
Plainview, Texas 79073-0328
Telephone (806) 296-6304
Telecopier (806) 296-6829

STATE OF TEXAS §

COUNTY OF Hale §

This instrument was acknowledged before me on this 26th day of September, 2019, by Rudd F. Owen, Substitute Trustee.



Notary Public, State of Texas