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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 HILL §

NOTICE OF FORECLOSURE SALE

TS# W-401966
September 23, 2025

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

Dated: February 8, 2023

Borrower/Grantor: Aadhya Investments Texas LLC

Trustee: Celtic Bank Corporation

Lender: Celtic Bank Corporation

Recorded in: Deed of Trust dated February 8, 2023, recorded on February 10, 2023 as File No. 00144603 in the Official Public Records of Hill County, Texas.

Secures: Promissory Note, dated February 8, 2023, in the original principal amount of \$1,384,000.00, 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 209 N. Bosque Street, Whitney, Texas 76692-2417, and certain personal property described therein,

Security Agreement: Commercial Security Agreement dated February 8, 2023, by Aadhya Enterprises, LLC and Aadhya Investments Texas, LLC in favor of Celtic Bank Corporation, securing collateral related to the Loan.

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

Substitute Trustee's
Address:

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 1 p.m.

Place: The East door of the Hill County Courthouse, 1 North Waco Street, Hillsboro, Texas 76645, or if the preceding area is no longer the designated area, at the area most recently designated by the Hill 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 Hill 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 Trustees reserve 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 Trustees.

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

Legal description of land:

All that certain lot, tract, or parcel of land being a part of the Joseph Greer Survey Abstract 320, Hill County, Texas, and being the tract described in deed from Edmund L. Dunaway to Bernadine Ann Dunaway recorded in Volume 744, Page 811, Hill County, Texas, and being more particularly described by its metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod with "inco" cap found at the common corner of said Dunaway tract and the tract described in deed from Weldon P. Triplett to Joe Bob Vinson, et ux recorded in Volume 490, Page 958, Deed Records, Hill County, Texas and on the west line of State Highway 22;

THENCE N 75°39'25" W, along the boundary between said Dunaway and Vinson tracts, 75.55 feet (deed, N 75°28' W, 75.80 feet, to a 1/2 inch steel rod found at the southwest corner of said Dunaway tract and the southeast corner of the tract described in deed from Lora Mae Barnes to Sadie J. Peacock, et al recorded in Volume 706, Page 634 of said Deed Records;

THENCE N 30°56'59" W, along the boundary between said Dunaway and Peacock tracts, 143.96 feet (deed, N 30°54' W, 144.00 feet) to a 1/2 inch steel rod with "inco" cap found at the common corner of said Dunaway tract and the tract described in deed from Jerry D. Hackney, et ux to Dennis Peyton, et ux recorded in Volume 807, Page 236, Official Public Records, Hill County, Texas;

THENCE N 82°24'13" E, along the common line of said Dunaway and Peyton tracts, 190.10 feet (deed, N 84° 18'E, 181.60 feet) to a 1/2 inch steel rod found at their common east corner and on the west line of said Highway;

THENCE S 13°50'00" W, (bearing base line) with the common line of said Dunaway tract and Highway, 172.30 feet (deed, S 13°49'W, 172.50