FILED FOR RECORD
5th DAY OF June YR 2026
AT 10 HR 08 MIN A M.
IRENE ESPINOZA, COUNTY CLERK
BAILEY COUNTY, TEXAS

Notice of Foreclosure Sale

May 28, 2026

Deed of Trust Security Agreement -- Financing Statement ("Deed of Trust"):

Dated:	October 15, 2015
Grantor:	A&R Self Storage, LLC
Trustee:	Mike Bain
Lender:	First United Bank
Recorded in:	Volume 310, Page 146 of the Official Public Records of Bailey County, Texas
Legal Description:	All of Lots 1 & 2, Block 9, Warren Addition #1 to the City of Muleshoe, Bailey County, Texas, as shown by Plat recorded in Volume 15, page 298 of the Bailey County Deed Records
Secures:	Balloon Promissory Note ("Note") in the original principal amount of $116,000.00, executed by A&R Self Storage, LLC ("Borrower") and payable to the order of Lender
Modifications and Renewals:	Modification and Extension Agreements of record at Volume 336, Page 545, Official Public Records of Bailey County, Texas, and Volume 351 Page 14, Official Public Records of Bailey County, Texas (as used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as so modified, renewed, and/or extended)

Foreclosure Sale:

Date:	Tuesday, July 7, 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 10:00 am and not later than three hours thereafter.

Place: The area designated for the occurrence of foreclosure sales near the east entrance of the Bailey County Courthouse at 300 South 1st Street, Muleshoe, 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 First United 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, First United 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 First United 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 First United 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 First United 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 First United 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.

Jared Melton

Jared Melton
700 W. 7th, P O Box 328
PLAINVIEW, TX 79072
Telephone (806) 296-6304
Telecopier (806) 296-6829