

STATE OF TEXAS
COUNTY OF LAMB

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NOTICE OF FORECLOSURE SALE

#7089
FILED FOR RECORD
AT 1:24 O'CLOCK P M

JUN 04 2026

RENE TREVINO
CLERK OF COUNTY COURT
LAMB COUNTY, TEXAS

Deed of Trust, Assignment of Rents and Security Agreement ("Deed of Trust")

Dated: 07/08/2025

Grantor(s): Show & Tell Financial Consulting, LLC

Trustee: Black, Mann & Graham, LLP

Lender: Ark Capital Group LLC

Recorded in: 2025-00001152 of the Real Property Records of
Lamb County, Texas

Secures: Note ("Note") in the original principal amount of
\$66,000.00 executed by Grantor(s) and payable to
the order of Lender and all other indebtedness of
Grantor(s) to Lender

Property: The real property and improvements described in
the attached Exhibit A

Substitute Trustee: Ryan Crumley, Brittany Crumley, Jose Bazaldua,
Kevin Key or Jay Jacobs

Substitute Trustee's
Street Address: c/o DWaldman Law, P.C.
5900 Balcones Drive, Suite 100
Austin, TX 78731

Mortgage Servicer: ARK Capital Group LLC

Mortgage Servicer's
Address: PO Box 22, Huntingdon Valley PA 19006

Foreclosure Sale:

Date: Tuesday, 07/07/2026

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 am to 1:00 pm local time.

Place: THE STEPS AT THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

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 ARK Capital Group LLC'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, ARK Capital Group LLC, 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 ARK Capital Group LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

ARK Capital Group LLC is representing ARK Capital Group LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of ARK Capital Group LLC and ARK Capital Group LLC are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee 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 the sale for another day. In that case, the Substitute Trustee 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 re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing 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 may appoint another person as Substitute Trustee to ~~conduct~~ the Foreclosure Sale.

By: Ryan Crumley
Substitute Trustee

STATE OF TEXAS
COUNTY OF LAMB

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This instrument was acknowledged before me by Ryan Crumley on June 4, 2026



Brittany Crumley
Notary Public, State of Texas
Commission Expires: 2/12/28
Printed Name:
Brittany Crumley

Exhibit A: Property Description

LOT TOWN (10), BLOCK NINE (9), YELLOWHOUSE ADDITION, CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS AS SHOWN BY MAP OR PLAT RECORDED IN RECORDED IN VOLUME 23, PAGE 166, DEED RECORDS OF LAMB COUNTY, TEXAS.

PARCEL ID: 00001-04170-001

PROPERTY COMMONLY KNOWN AS: 605 W 1ST ST, LITTLEFIELD, TX 79339