



Assignment of Claims Agreement

This Agreement is made on _____, 2025, between:

Assignor: _____ ("Assignor"), the person holding the claims described herein.

Assignee: Bill Wilburn d/b/a Deal Bankers Dot Com, an individual residing in Texas ("Assignee").

1. Assignment

Assignor hereby **irrevocably assigns, transfers, and conveys** to Assignee all rights, title, and interest in and to any and all legal claims, causes of action, and demands that Assignor has or may have against **[Other Party Name, e.g., Darlene Root or Mitzi Childress]** arising out of or relating to the transactions concerning **829 Tejas Trail, Bandera, Texas**, including loan agreements, foreclosure proceedings, and profit-sharing disputes.

2. Scope

This Assignment includes, without limitation:

- Claims for **breach of contract, usury, fraud, misrepresentation, unjust enrichment, wrongful foreclosure, or breach of fiduciary duty**;
- All rights to recover damages, restitution, costs of court, attorney's fees (if awardable), and equitable relief;
- All rights to pursue, prosecute, settle, enforce, or collect upon such claims in Assignee's own name and for Assignee's sole account.

3. Consideration

In exchange, Assignee agrees to pay Assignor **ten dollars (\$10.00) and other good and valuable consideration**, the receipt and sufficiency of which are hereby acknowledged. Assignor further acknowledges that Assignee shall retain all proceeds, if any, recovered in connection with the assigned claims, except as otherwise privately agreed between Assignor and Assignee.

4. Expenses

Assignee shall be solely responsible for all filing fees, court costs, and litigation expenses incurred in connection with the assigned claims. Assignor shall not be liable for such expenses.

5. Representations of Assignor

Assignor represents and warrants that:

1. Assignor is the lawful holder of the claims described herein;
2. No prior assignment or transfer of such claims has been made;
3. The claims are, to the best of Assignor's knowledge, valid and enforceable; and
4. Assignor has the authority to assign the claims to Assignee.

6. Governing Law

This Agreement shall be governed by and construed under the laws of the State of Texas.

Assignor: _____

Signature: _____

Date: _____

Assignee: Bill Wilburn

/S/ Bill Wilburn

d/b/a Deal Bankers Dot Com

119 Chattington Court

San Antonio, TX 78216

Signature: /S/ Bill Wilburn

Date: 8/28/2025