

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0037 RECORDED DATE: 07/15/2025 04:17:57 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1007862 - 1 Doc(s) Document Page Count: 4 Operator Id: Clerk
RETURN TO: () FORECLOSURE SERVICES LLC 8101 BOAT CLUB ROAD SUITE 320 FORT WORTH, TX 76179 817-673-0968	SUBMITTED BY: FORECLOSURE SERVICES LLC 8101 BOAT CLUB ROAD SUITE 320 FORT WORTH, TX 76179 817-673-0968
<p>DOCUMENT # : FC-2025-0037 RECORDED DATE: 07/15/2025 04:17:57 PM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div>  Kerrie Cobb Limestone County Clerk </div> </div>	

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***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: June 24, 2024

Grantor: Aubre Brooke Chari (AKA Aubre Brook Killman) and Talent Chari

Trustee: Ronald K. Ballard

Lender: STRATA Trust Company Custodian FBO Thomas Harley Ong IRA

Current Holder: STRATA Trust Company Custodian FBO Thomas Harley Ong IRA

Recorded in: Deed of Trust, Limestone County, Texas as instrument number 2024-0002486.

Legal Description: See Exhibit "A"

Secures: Secured Promissory Note ("Note") in the original principal amount of \$250,000.00, executed by Aubre Brooke Chari (AKA Aubre Brook Killman) and Talent Chari, ("Borrower") and payable to the order of Lender, now held by STRATA Trust Company Custodian FBO Thomas Harley Ong IRA.

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust.

Substitute Trustee: David L. Pritchard, Michael P. Gomez, Sharon St. Pierre, Harriett Fletcher, David Garvin, Sheryl LaMont, Kelly Goddard or any of them acting alone.

Substitute Trustee's Addresses: Sharon St. Pierre, Harriett Fletcher, David Garvin, Sheryl LaMont, and Kelly Goddard
8101 Boat Club Road, Suite 320
Fort Worth, Texas 76179

David L. Pritchard
1244 Southridge Court, Suite 102
Hurst, Texas 76053

Michael P. Gomez
1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Foreclosure Sale:

Date: August 5, 2025

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 11:00 AM and not later than three hours thereafter.**

Place: Limestone County Courthouse, in Limestone County, Texas, at the following location: PLACE DESIGNATED BY THE 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.

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 Substitute Trustee to 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 Lender'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 Lender 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 Lender. 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.

Date: July 15, 2025

Sharon St. Pierre

Sharon St. Pierre, Harriett Fletcher, David Garvin,
Sheryl LaMont, or Kelly Goddard

Substitute Trustee

David L. Pritchard

Michael P. Gomez

Attorney for Mortgagee

1244 SOUTHRIDGE CT, STE 102

HURST, TX 76053

Telephone (817) 285-8017

Telecopier (817) 285-0224

Trustee Address

8101 Boat Club Road Suite 320
Fort Worth, Texas 76179

EXHIBIT "A"

Being 57.164 acres, being the same tract conveyed to John Ayers Lawley in Volume 1197, Page 642 of Limestone County Official Public Records; situated in the M.R. Palacios Survey, Abstract No. 21 in Limestone County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" Iron Rod with plastic cap stamped "Garrett RPLS 6154" set in the South Right-of-Way of Farm to Market No. 937, at the apparent Northwest corner of the remainder of a 53.46 acres tract (South of FM 937) conveyed to CBLIS, LTD in Volume 1337, Page 55 of and further described in Volume 1029, Page 395 of Limestone County Official Public Records and for the Northeast corner of this herein described tract;

THENCE S 52° 04' 13" W, crossing the road surface of County Road 770 at 126.10 feet passing a Fence Post in the North margin of County Road 770, continuing a total distance of 1,273.53 feet continuing with the Northwest margin of County Road 770 as fenced, to a 60D Nail set for an angle point of this herein described tract;

THENCE S 57° 39' 33" W - 341 .51 feet, continuing along and with the Northwest margin of County Road 770 as fenced to a 6" Cedar Fence Post marked with Brass Tag stamped "RPLS 6154", found for the East corner of a 110.09 acre tract conveyed to Charles Edwin Oates in Document No. 20174735 of Limestone County Official Public Records, and for the South corner of this herein described tract;

THENCE N 37° 48' 51" W - 815.86 feet, along and with the Northeast line of said 110.09 acre Oates tract and generally with a barbed wire fence, to a 1/2" Iron Rod with plastic cap stamped "Shallow Creek" found for an angle point of said 110.09 acre Oates tract, and this herein described tract;

THENCE N 57° 48' 51" W - 693.89 feet, continuing along and with the North line of said 110.09 acres Oates tract and generally with a barbed wire fence, to a 1/2" Iron Rod with plastic cap stamped "Garrett RPLS 6154" set at the North corner of said 110.09 acre Oates tract, at an angle point of a 110.09 acre tract conveyed to Linda Beth DeCuir in Document No. 20174738 of Limestone County Official Public Records, and for the Southwest corner of this herein described tract;

THENCE N 11° 30' 13" E - 326.75 feet, along and with the East line of said 110.09 acre DeCuir tract, to an Angle Iron found at the East corner of said 110.09 acre DeCuir tract, at the South corner of a 3 acre tract "First Tract" conveyed to Alfred & Patricia Doss in Volume 708, Page 505 of Limestone County Deed Records, and for an angle point of this herein described tract;

THENCE N 17° 46' 27" E - 548.32 feet, along and with the East line of said "First Tract" and then along and with the East line of a 3 acre tract "Second Tract" conveyed to Alfred & Patricia Doss in Volume 708, Page 505 of Limestone County Deed Records, to a 1/2 Iron Rod with plastic cap stamped "Garrett RPLS 6154" set at the Northeast corner of said "Second Tract" and for an angle point of this herein described tract;

THENCE N 38° 03' 17" E - 327.61 feet, to a 1/2" Iron Rod with plastic cap stamped "Garrett RPLS 6154" set in the South Right-of-Way of Farm to Market No. 937 and for the Northwest corner of this herein described tract;

THENCE S 59° 26' 33" E - 2,259.87 feet. along and with the South Right-of-Way of Farm to Market No. 937 to the Point of Beginning, and containing 57.164 acres, (2,490,080 Sq. Ft) of land, more or less