

LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0049 RECORDED DATE: 10/14/2025 01:23:33 PM 
OFFICIAL RECORDING COVER PAGE	
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1010361 - 1 Doc(s) Document Page Count: 3 Operator Id: Clerk
RETURN TO: () LEWIS LEE BURKS 341 APRIL LANE HEWITT, TX 76643	SUBMITTED BY: LEWIS LEE BURKS 341 APRIL LANE HEWITT, TX 76643
DOCUMENT # : FC-2025-0049 RECORDED DATE: 10/14/2025 01:23:33 PM 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.   Kerrie Cobb Limestone County Clerk	

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

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NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Notice of Foreclosure Sale

Date: October 14, 2025

Deed of Trust

Dated: February 28, 2024

Grantor: Eric De' Andre Bizer and Annette Nicole Bizer

Substitute Trustee: Karl R. Quebe

Lender: Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003

Recorded in: Deed of Trust recorded under Instrument Number 2024-0000676, in the Official Public Records of Limestone County, Texas

Legal Description:

BEING all that certain land in Limestone County, Texas out of the A. Varela XL League Grant, described in Exhibit "A" attached hereto, and incorporated herein for all proper purposes.

Note Secured by Deed of Trust (Note)

Date: February 28, 2024

Makers: Eric De' Andre Bizer and Annette Nicole Bizer

Original Principal Amount: \$163,500.00

Lender: Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): November 4, 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 A.M.

Place: Front door of Limestone County Courthouse, located at 200 W. State Street, Groesbeck, Limestone County, 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 Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003, 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, Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003, 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 that the Substitute Trustee will 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 the Substitute Trustee or 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, including, but not limited to, that certain deed of trust securing a \$163,500.00 note, recorded under Limestone County Clerk's File No. 2024-0000676, 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 Eugene M. Poldrack, Trustee of the Eugene M. and Glenda A. Poldrack Revocable Living Trust Agreement dated April 1, 2003. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

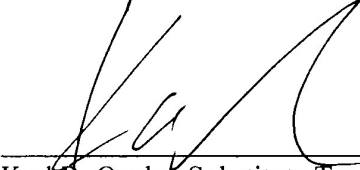
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for

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 the Substitute Trustee.

THIS DOCUMENT ASSIGNS KARL R. QUEBE AS THE SUBSTITUTE TRUSTEE IDENTIFIED TO CARRY OUT THE SALE OF PROPERTY IDENTIFIED IN THE SECURITY INSTRUMENT AS SET FORTH IN THIS NOTICE OF FORECLOSURE SALE. THE SIGNER OF THIS DOCUMENT IS THE DULY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Karl R. Quebe, Substitute Trustee
5400 Bosque Blvd., Ste. 312
Waco, Texas 76710
254-751-1830