

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

AT 2:55 FILED
O'CLOCK F M

Date: January 12, 2026

JAN 13 2026

Deed of Trust

Dated: December 17, 2024

Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

Grantor: Versatile Developments, LLC, a Texas Limited Liability Company

Trustee: Jessenia A. Ruiz

Substitute Trustee: Karl R. Quebe and/or William F. "Fred" Brown

Lender: STRATA Trust Company Custodian FBO Thomas Harris IRA

Recorded in: Deed of Trust recorded under Instrument Number 379399, Real Property Records of Coryell County, Texas.

Legal Description:

Tract One:

All that certain tract or parcel of land lying and being situated in Coryell County, Texas and being part of Lots No. 1 and 2 in Block No. 87 of the Original Town of Gatesville, Coryell County, Texas and also known as part of the A.C. Grant Addition described as follows:

BEGINNING at a point on the South line of Main Street at the center of the North line of Lot 2 in said Block;

THENCE South 66 feet to the South edge of a rock wall;

THENCE East with the South edge of a rock wall 134 feet to a corner on the West curb line of a street;

THENCE North 66 feet to the North line of Lot 1 on the South line of Main Street;

THENCE West 134 feet to the Place of Beginning.

Tract Two:

All that certain tract or parcel of land lying and being situated in Coryell County, Texas and being a part of Lots No. 1 and 2 in Block No. 87 of the Original Town of Gatesville, Coryell County, Texas, and also known as a part of the A.C. Grant Addition.

BEGINNING at a point in the center line of Lot 2 of the said block, which point is on the South edge of a rock wall and also 66 feet South of the South line of Main Street;

THENCE East with the South edge of rock wall 134 feet to the West curb line of a street;

THENCE South with said curb line 61 feet to an "x" marked on curb;

THENCE in a Western direction 134 feet to an iron pin on the West line of the East 14 of Lot 2 in said block, a corner in an old fence;

THENCE North with fence 52 feet to the Place of Beginning.

Note Secured by Deed of Trust (Note)

Date: December 17, 2024

Makers: Versatile Developments, LLC, a Texas Limited Liability Company

Original Principal Amount: \$214,500.00

Lender: STRATA Trust Company Custodian FBO Thomas Harris IRA

Foreclosure Sale:

Date of Sale of Property (first Tuesday of month): February 3, 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 at 1:00 p.m.

Place: The North door of the Coryell County Courthouse, or as designated by the Coryell County Commissioners Court pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place.

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 STRATA Trust Company Custodian FBO Thomas Harris IRA'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, STRATA Trust Company Custodian FBO Thomas Harris IRA, the owner and holder of the Note, has requested the 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.

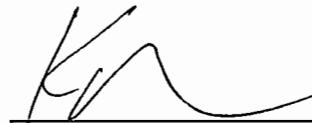
The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain 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 STRATA Trust Company Custodian FBO Thomas Harris IRA. 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 APPOINTS WILLIAM F. "FRED" BROWN" and/or 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 ATTORNEY OR 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, Attorney for Lender



William F. "Fred" Brown, Substitute Trustee
Telephone number: 254-537-2558
c/o Karl R. Quebe
5400 Bosque Blvd., Ste. 312
Waco, Texas 76710
Telephone Number: 254-751-1830

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