

AT 10:20 FILED O'CLOCK AM

**NOTICE OF FORECLOSURE SALE**

June 4, 2026

JUN 09 2026

*Gennifer T. Justice*  
COUNTY CLERK, CORYELL CO., TEXAS

Deed of Trust ("Deed of Trust"):

Dated: October 7, 2025  
Grantor: Versatile Developments, LLC  
Trustee: Jessenia Ruiz  
Lender: Versatile Developments, LLC  
Recorded in: The real property records of Coryell County, Texas under document number 393672.

Legal Description: Beginning at a steel pin set at the base of a corner post being the calculated SEC of the said J.J. Bowman Survey, the SEC of said 5.0 tract and the SEC of this; Thence N17-18-07E (all GPS Bearings) along an old wire fence being the East line of an old abandoned county road, at 431.19 feet a concrete monument found, the NEC of this; Thence along the arc of a circular curve to the Right with curve data as follows: R=756.34 feet, arc=715.77 feet, and chord=S64-17-02W, 689.36 feet, a steel pin set at the base of a corner post, the SWC of this; Thence S 76-05-51E along the fenced South line of an old abandoned county road at 505.10 feet the Point of Beginning and containing 1.608 acres of land. The Property is commonly known as 2525 FM 1783, Gatesville, Texas 76528.

Secures: Promissory Note ("Note") in the original principal amount of \$125,000, executed by Dale Louis Abshere and Alescia Naomi Abshere ("Borrower") and payable to the order of Lender.

Foreclosure Sale:

Date: Tuesday, July 7, 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 is 1:00 P.M. and not later than three hours thereafter.  
Place: Gatesville County Courthouse  
620 E. Main St

Gatesville, Texas 76528

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 Versatile Developments' 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, Versatile Developments, 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 Versatile Developments' election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Versatile Developments' 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 Versatile Developments' 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 Versatile Developments. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

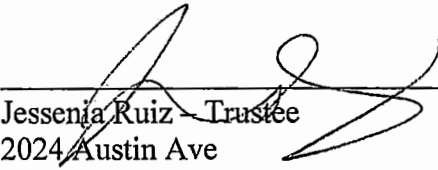
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical 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.**



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Jessenja Ruiz - Trustee  
2024 Austin Ave  
Waco, Texas  
Telephone (254) 342-1697