

\*VG-1443-2024-2402726\*

Freestone  
County  
Renee Reynolds  
Freestone County  
Clerk

Instrument Number: 2402726

Foreclosure Posting

NOTICE OF FORECLOSURE

Recorded On: May 14, 2024 09:52 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$8.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2402726  
Receipt Number: 20240514000005  
Recorded Date/Time: May 14, 2024 09:52 AM  
User: Jamie M  
Station: CCLERK02

Record and Return To:

TIM FRANKLIN



STATE OF TEXAS  
COUNTY OF FREESTONE

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Freestone County, Texas.

Renee Reynolds  
Freestone County Clerk  
Freestone County, TX

*Renee Reynolds*

## NOTICE OF TRUSTEE'S SALE

**DATE:** May 13, 2024

### **DEED OF TRUST**

**Date:** April 18, 2023

**Grantor:** Charles B. Karari  
Laurine O. Odundo  
3407 Briaroaks Dr.  
Garland, Texas 75044

**Beneficiary:** Colt Ranch and Land Partners II, LP  
PO Box 423  
Centerville, TX 75833

**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833

**Recording Information:** Instrument #230597, Official Public Records of Freestone County, Texas.

**Property:** *19.53 acres of land in the JAMES T, CADDELL SURVEY, A-137, Being called Tract 55 of Colt Ranch & Land Partners II, LP, Freestone County, Texas, as more fully described in aforementioned instrument.*

### **Note**

**Date:** April 18, 2023

**Amount:** \$148,428.00

**Debtor:** Charles B. Karari and Laurine O. Odundo

**Holder:** Sandstone Capital V, LP

**DATE OF SALE OF PROPERTY: June 4, 2024**

**EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM**

**LOCATION OF SALE:** Fairfield, Texas, at the Freestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

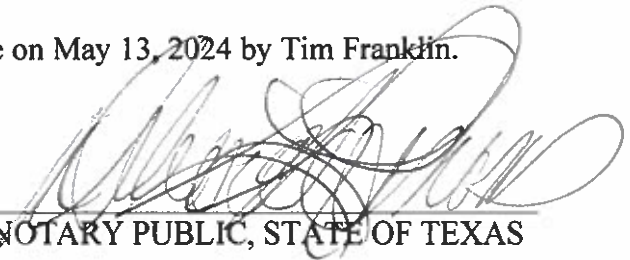
  
\_\_\_\_\_  
TIM FRANKLIN

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on May 13, 2024 by Tim Franklin.

  
NOTARY PUBLIC, STATE OF TEXAS

