

Notice of Foreclosure Sale

October 7, 2026

Deed of Trust

Dated: June 10, 2025

Grantor: CE CHAMPIONS FOREST GROUP

Trustee: Scott R. Valby

Lender: Chartway Federal Credit Union, its successors and assigns

Recorded in: Clerk's File Number RP-2025-228179 of the real property records of Harris County, Texas

Legal Description: **See Exhibit A, which is attached to this Deed of Trust and made a part of this Deed of Trust as if fully set forth herein.**

Property Address: 11124 Cypress North Houston Road, Houston, TX 77065

Secures: (1) Promissory Note in the original principal amount of \$1,760,000.00, and (2) Promissory Note in the original principal amount of \$10,000.00 ("Notes"), executed by CE CHAMPIONS FOREST GROUP and Christian Mobolade, President of CE CHAMPIONS FOREST GROUP, and all other persons and entities signing the Notes in whatever capacity ("Borrower") and guaranteed by Christian Mobolade (collectively referred to as "Guarantors")

Property: The real property, improvements, and personal property described in and mortgaged in the Deed of Trust, and all rights and appurtenances thereto

Substitute Trustee: Jacquelyn D. McAnelly, M. H. Cersonsky

Substitute Trustee's Address: 1770 St. James Place, Suite 150, Houston, Texas 77056

Foreclosure Sale:

Date: November 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 is 1:00 p.m. and not later than**

three hours thereafter.

Place: Harris County Bayou City Event Center, Magnolia South Ballroom:

The Bayou City Event Center Magnolia South Ballroom located at 9401 Knight Rd, Houston, TX 77045 or if the preceding area is no longer the designated area at the area most recently designated by the County Commissioner 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 Notes and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Notes, 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.

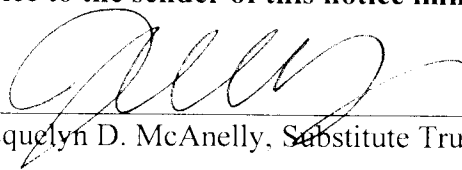
If Lender passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

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.



Jacquelyn D. McAnelly, Substitute Trustee

EXHIBIT A

This EXHIBIT A is attached to and by this reference is made a part of the Deed of Trust, dated June 10, 2025, and executed in connection with a loan or other financial accommodations between CHARTWAY FEDERAL CREDIT UNION and CE CHAMPIONS FOREST GROUP.

Being 1.2755 acres (55,561 square feet) tract being out of Restricted Reserve 'A', Block 1, ALL ABOUT MUSIC recorded under Film Code No. (F.C. No.) 526266, Map records Harris County, Texas (M.R.H.C.T.) and being out of and a part of that same called 1.885 acre tract conveyed to Ramon B. Paredes and Rosalinda G. Paredes, recorded in County Clerk File No. (C.C.F. No.) W-094369, Official Records Harris County, Texas (O.R.H.C.T.) and being more particularly described by metes and bounds as follows (basis of bearings: F.C. No. 526266, M.R.H.C.T.): Beginning at found 5/8" iron rod at the Southeast end of a cut-back line from the North right-of-way (ROW) line of Cypress North Houston Road (100' ROW) to the East ROW line of McCracken Circle (60' ROW), for the Southerly Southwest corner of herein described tract; Thence N 457 44' 58" W, 21.25', along said cut-back line to a found 5/8" iron rod for the Northerly Southwest corner of herein described tract; Thence N 007 51' 08" W, 205.28', along the common West line of herein described tract and the East ROW line of said McCracken Circle, to a set cut 'X' for the Northwest corner of herein described tract; Thence N 897 10' 59" E, 252.30', departing the East ROW line of said McCracken Circle, severing said called 1.885 acre tract and along the North line of herein described tract, to a set 7" iron rod with cap 'PRECISION' in the West line of a called 2.9394 acre tract conveyed to KL-JR, Inc., recorded in C.C.F. No. M-438157, O.R.H.C.T. for the Northeast corner of herein described tract; Thence S 007 51' 17" E, 221.03', along the common East line of herein described tract and the West line of said called 2.9394 acre tract conveyed to KL-JR, Inc., to a found 5/8" iron rod in the North ROW line of said Cypress North Houston Road for the common Southeast corner of herein described tract and the Southwest corner of said called 2.9394 acre tract conveyed to KL-JR, Inc.; Thence S 897 21' 12" W, 237.32', along the common South line of herein describe tract and the North ROW line of said Cypress North Houston Road to the point of beginning containing 1.2755 acres (55,561 square feet) of land.

THIS EXHIBIT A IS EXECUTED ON JUNE 10, 2025.

GRANTOR:

CE CHAMPIONS FOREST GROUP

By:

Christien Mobolade
Christien Mobolade, President of CE CHAMPIONS
FOREST GROUP

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