

After Recording Return to:

ROBERTS & ROBERTS, LLP  
2501 East Elms Rd , Ste A  
Killeen, TX 76542-3023



AT 9:30 FILED O'CLOCK A M

APR 14 2020

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

## NOTICE OF FORECLOSURE SALE

DATE: April 9, 2020

### DEED OF TRUST

Date: January 29, 2014

Grantor: Shilissa Machal Drayton

Trustee: Frank Roberts, Burk Roberts, Ann Mewhinney or Aaron R. Longoria

Beneficiary: Danny Chang

Recording Information: Instrument #269512 in the Coryell County Public Records

Property: Lot Nos. Seven (7), Eight (8) and Nine (9) all in Block No. Two (2) of the NAUERT SUBDIVISION of a part of the City of Copperas Cove, Texas, as shown by Plat thereof of record in Volume 1, Page 12 of the Plat Records of Coryell County, Texas, **SAVE AND EXCEPT** The S. 25' of Lot Seven (7) as described in Warranty Deed from W. L. Parnell et ux Etta Mae Parnell to James Gilbert, filed in Volume 217 Page 94, Deed Records of Coryell County, Texas, commonly known as 1310 Parnell St., Copperas Cove, TX, and all rights and appurtenances to the same belonging or in anywise incident or appertaining

### NOTE

Date: January 29, 2014

Amount: \$72,000.00

Debtor: Shilissa Machal Drayton

Holder: Chhin L. Rentals LLC

### TRANSFER OF NOTE & LIEN

Date: January 21, 2020

Transferor: Danny Chang

Transferee: Chhin L. Rentals LLC

Recording Information: Instrument #323459 in the Coryell County Public Records

### DATE, TIME & PLACE OF SALE OF PROPERTY:

Date and Time of Sale: The earliest time at which this sale will begin is **10:00 o'clock A.M. on May 5, 2020**, and the sale will begin at such time or not later than three hours after such time. The sale will be completed by no later than 4:00 P.M.

Place of Sale: The North door of the Coryell County Courthouse, 620 E. Main Street, Gatesville, Coryell County, Texas.

The Beneficiary may elect to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refileing may be after the date originally scheduled for this sale.

Because of default in performance of the obligations of the Deed of Trust, Beneficiary has accelerated the balance of all sums due and payable under said Deed of Trust. Beneficiary has requested the undersigned to conduct a nonjudicial foreclosure sale of the Deed of Trust lien pursuant to the power of sale granted by the Deed of Trust. Notice is given that before the sale the Beneficiary may appoint another person as Substitute Trustee to conduct the sale. As used herein, the term "Trustee" includes any duly-authorized Substitute Trustee.

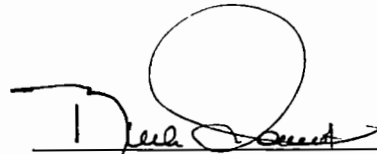
The Trustee will sell the Property at the Date, Time and Place of Sale. The Deed of Trust may encumber both real and personal property. Notice is hereby given of Beneficiary's election to proceed against and sell all of the real property and any personal property described in the Deed of Trust in accordance with the Beneficiary's rights and remedies under the Deed of Trust and Section 9.604 of the Texas Business and Commerce Code. However, the sale shall not cover any part of the Property that has been released of public record from the lien of the Deed of Trust. The Beneficiary may direct the Trustee to sell the Property in one or more parcels and/or to sell all or only part of the Property.

The sale will be conducted as a public auction to the highest bidder or bidders for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Those desiring to purchase the Property will need to demonstrate their ability to pay cash on acceptance of the bid, or within such reasonable time as may be agreed upon by the purchaser and the Trustee. In addition, pursuant to section 51.0075 of the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced by the Trustee before the Trustee opens the bidding for the first sale of the day.

The conveyance will be subject to all applicable governmental regulations and all restrictions, easements, reservations, and other matters of record in the office of the County Clerk of any county in which the Property is located in whole or in part, to the extent (and only to the extent) that same are valid, subsisting, and affect the Property, and to all prior liens and other exceptions to conveyance and warranty in the Deed of Trust. 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 IN "AS IS, WHERE IS" CONDITION, WITHOUT ANY EXPRESS OR IMPLIED WARRANTIES, EXCEPT AS TO THE WARRANTIES OF TITLE (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.

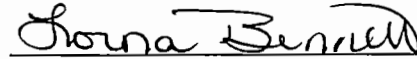
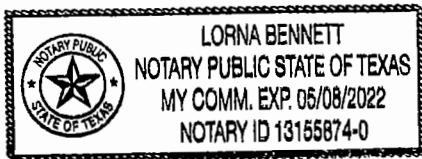
**NOTICE TO DEBTOR: Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve 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.**



Burk Roberts, Trustee  
2501 E. Elms Rd., Ste. A  
Killeen, Bell Co., Texas 76542-3023  
(254) 526-7541  
www.robertslegalfirm.com

THE STATE OF TEXAS  
COUNTY OF BELL

This instrument was acknowledged before me on the 9 day of April, 2020, by Burk Roberts.

  
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Notary Public, State of Texas