

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 SUBSTITUTE TRUSTEE'S SALE

T.S. No.: 2211110057.1

DATE: November 9, 2021

NOTE: Promissory Note described as follows:

Date: 11/13/2020
Debtor(s): Natajshcella Artist
Original Creditor: Chinchilla-Justice LLC
Original Principal Amount: \$150,000.00
Current Holder: Chinchilla Justice, LLC

AT 11:30 FILED O'CLOCK A M

NOV 12 2021

Janigan T. Denton
COUNTY CLERK, CORYELL CO., TEXAS

DEED OF TRUST: Deed of Trust described as follows:

Date: 11/13/2020
Grantor: Natajshcella Artist
Trustee: Law Offices of T. Alan Ceshker, PC
Current Beneficiary: Chinchilla Justice, LLC
Recorded: 11/23/2020, as Instrument No.: 332238, In the County of Coryell, State of Texas

LENDER: Chinchilla Justice, LLC

BORROWER: Natajshcella Artist

PROPERTY: The real property described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART OF

107 Patterson Street, Copperas Cove, TX 76522

SUBSTITUTE TRUSTEE: Jim Mills, Susan Mills, Emily Northern, George Hawthorne, Kory Morgan, Denise Morgan, Ed Henderson, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington

Substitute Trustee's Mailing Address: One West Deer Valley Rd., Ste 103, Phoenix, Arizona 85027

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

12/7/2021, the first Tuesday of the month, to commence at 10:00 AM (or within 3 hours after).

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

RECITALS

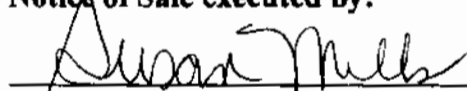
Default has occurred in the payment of the Note and/or in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code Section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

Formal notice is now given of Lender's election to proceed against and sell the real property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, as Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

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.

Notice of Sale executed by:



Jim Mills, Susan Mills, Emily Northern, George Hawthorne, Kory Morgan, Denise Morgan, Ed Henderson, Donna Stockman, Brenda Wiggs, Guy Wiggs, David Stockman, Michelle Schwartz, Kathy Arrington

Exhibit A

0.171 acre tract, more or less, out of the John C. Walker Survey, Abstract No. 1802, and the Fred Graham Survey, Abstract No. 1647 Coryell County, Texas, and being part of Lot 4 in Block 2 of South Meadows Addition, an Addition to the City of Copperas Cove, Coryell County, Texas, according to the Plat of record in Volume 5, page 28, now found in Cabinet A, Slide 263 of the Plat Records of Coryell County, Texas, and being more particularly described by metes and bounds on Exhibit "A" attached hereto.

BEING A 0.171 ACRE TRACT OF LAND IN CORYELL COUNTY TEXAS PART OF THE JOHN C. WALKER SURVEY, ABSTRACT NO. 1802 AND THE FRED GRAHAM SURVEY, ABSTRACT NO 1647 AND BEING PART OF LOT 4, BLOCK 2 SOUTH MEADOWS ADDITION, COPPERAS COVE, CORYELL COUNTY, TEXAS BEING OF RECORD IN VOLUME 5, PAGE 28, PLAT RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON ROD IN THE SOUTH RIGHT OF WAY OF F.M. 116 BEING THE NORTHEAST CORNER OF LOT 4, FOR THE EAST CORNER HEREOF AND THE NORTH CORNER OF LOT 5 FOR THE PLACE OF BEGINNING HEREOF OF;

THENCE SOUTH 63 DEGREES 14' 31" WEST 129.15 FEET TO AN IRON ROD SET IN THE NORTH RIGHT OF WAY PATTERSON

STREET BEING THE SOUTHEAST CORNER OF LOT 4, FOR THE SOUTH CORNER HEREOF AND THE WEST CORNER OF LOT 5;

THENCE NORTH 26 DEGREES 45' 29" WEST, 57.00 FEET WITH THE NORTH RIGHT OF WAY OF PATTERSON STREET TO AN IRON ROD FOUND THE CORNER HEREOF;

THENCE CROSSING SAID LOT 4, NORTH 63 DEGREES 14' 31" EAST 130.00 FEET TO AN IRON ROD FOUND IN THE SOUTH RIGHT OF WAY OF F.M. 116 FOR THE NORTH CORNER HEREOF;

THENCE WITH: THE SOUTH RIGHT OF WAY OF F.M. 116, SOUTH 26 DEGREES 45' 29" EAST, 57.60 FEET WITH SAID SOUTH RIGHT OF WAY TO THE PLACE OF BEGINNING, CONTAINING 0.171 ACRES OF LAND, MORE OR LESS.