FILED
AT 1020 O'CLOCK A M

AUG 22 2024

Jennifer Denton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS That certain Deed of Trust (the "Deed of Trust") dated February 23th, 2024, from Shiann Ski Zimmerman and Kevin Johnson Jr ("Borrower"), as Grantor Carmen Mejia, Trustee, filed for record on March 4th, 2023, in Real Property Records of Coryell County, Texas, more particularly described therein, which serves as security for a $60,000 promissory note described therein (the "Note") executed by Borrower.

WHEREAS the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, default, as same is defined in the Promissory Note and/or the Deed of Trust, has occurred and the outstanding indebtedness on same is now wholly due; and

WHEREAS, Challenger Trust, LLC, the Owner and Holder of the Promissory Note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, October 1st, 2024 beginning at 12 o'clock pm, or not later than 3:00 o'clock pm, the Substitute Trustee, will sell the following described real property, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness affecting the property which is superior to the Deed of Trust, if any, at the Courthouse of Bowie County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been so designated, then at the place where nonjudicial foreclosure sales of real property are customarily and regularly held in Bowie County, Texas, which real property is described as follows:

Legal Description: All that certain tract or parcel of land located and situated in the town of Gatesville, Coryell County, Texas, out of the C. Cazanoba Survey and describe on attached Exhibit "A" See Attached Exhibit "A"

Commonly known as: 405 East Leon St, Gatesville, Coryell County, TX 76528

Together with all improvements on the property; all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights, and water stock; all fixtures attached to the property; and all personal property, if any described in and secured by the Deed of Trust.

The property to be sold is the same property described in said Deed of Trust, except as same may have been modified of record.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE SUBSTITUTE TRUSTEE(S), EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER THE OWNER OF THE PROMISSORY NOTE NOR THE SUBSTITUTE TRUSTEE(S) MAKES ANY REPRESENTATIONS OR WARRANTIES WITH THE RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION,

ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATIONS WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

IN WITNESS HEREOF, this instrument has been executed to be effective August 19, 2024.

Property Address: 405 East Leon St, Gatesville, Coryell County, TX 76528

Challenger Trust, LLC

Acknowledgement

STATE OF Texas)(
COUNTY OF Lampasas)(

This instrument was acknowledged before me on August 19, 2024 by Justin Milam for Challenger Trust, LLC.

NOTARY SEAL:

NOTARY PUBLIC STATE OF TEXAS
Laura Carmen Mejia
My Commission Expires
11/05/2025
ID No. 133433925

L. Carmen Mejia
Notary Public, the State of Texas

After Recording, please send to:
Challenger Trust, LLC
P.O. Box 1606
Lampasas, TX 76550