

FEB 11 2025

NOTICE OF TRUSTEE'S SALE

On November 1, 2023, Sirkuh Chideme and Kaylee Dawn Cross, Trustees of the Cross-Chideme Family Trust, signed a Real Estate Lien Note for \$150,000.00, payable to the order of AGE1 Holdings, LLC, which is secured by Deed of Trust of record in Instrument #368747, Official Public Records of Coryell County, Texas, against the following property:

Lot Number Eight (8) in Block Number Four (4) of the VALLEY VIEW ADDITION to the City of Copperas Cove, Coryell County, Texas, as shown on the plat thereof recorded in Volume 1, Page 55, of the Plat Records of Coryell County, Texas.

The Note has been accelerated to maturity by reason of a default in the payment thereof, and the Owner of the Note has instructed the Trustee currently serving under the Deed of Trust to exercise the power of sale contained in the Deed of Trust in order to satisfy the indebtedness secured thereby. Accordingly, the undersigned, as Trustee, hereby gives notice that he, as such Trustee, will sell the above described property covered by the Deed of Trust on Tuesday, the 4th day of March, 2025, that being the first Tuesday of said month, at public auction to the highest bidder for cash in that area at the County Courthouse in Coryell County, Texas, in Gatesville, Texas, designated by the Commissioner's Court of such County, described as the North Door/Steps/Porch of the North entrance to the Coryell County Courthouse or in that Area designated by the Commissioner's Court, pursuant to Section 51.002 of the Texas Property Code. Such sale will occur, at the earliest, at 10:00 o'clock a.m. and, at the latest, three hours after that time, between the hours of 10:00 o'clock a.m. and 4:00 o'clock p.m. on that day.

Dated: January 11, 2025.



Albert J. Heinrich, Jr.,
Trustee
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