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FILED FOR RECORD
at 11:39 o'clock 4 M

JUL 14 2026

NOTICE OF SUBSTITUTE TRUSTEE'S SALE BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky*

DATE: July 14, 2026

SUBSTITUTE TRUSTEE: RICHARD PAUL CARR JR, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, MARGARET ROSANNE KAYL, JABRIA FOY, HEATHER GOLDEN, KARA RILEY, CATHERINE GEDDIE, BENJAMIN K. WILLIAMS, or BENJAMIN H. HA

SUBSTITUTE TRUSTEE'S ADDRESS: 10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729

LENDER: BITTERBLUE LOAN HOLDINGS, LLC, a Texas limited liability company

BORROWER: CHSS ARTISAN VILLAGE LLC, a Texas limited liability company

DEED OF TRUST:

Date: May 15, 2024

Grantor: CHSS ARTISAN VILLAGE LLC, a Texas limited liability company

Beneficiary: BITTERBLUE LOAN HOLDINGS, LLC,
a Texas limited liability company

Beneficiary's Mailing Address: c/o Hornet Servicing, LLC
2910 Lakeway Blvd.
Lakeway, Texas 78734

Trustee: BENJAMIN K. WILLIAMS or BENJAMIN H. HA

Recording Information: Document No. 2024-08953, Official Public Records of Hunt County, Texas

Property:

Lot 7, Block A, Pinegates Village, a subdivision to the City of Greenville, Hunt County, Texas, according to the plat thereof as recorded in File No. 2015-7337, Official Public Records, Hunt County, Texas, and in Cabinet G, Slide 247, Plat Records, Hunt County, Texas.



Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts and rights appurtenant to such real property, as more particularly described in the Deed of Trust.

NOTE:

Date: May 15, 2024
Amount: \$2,800,000.00
Debtor: CHSS ARTISAN VILLAGE LLC, a Texas limited liability company
Holder: BITTERBLUE LOAN HOLDINGS, LLC,
a Texas limited liability company

DATE OF SALE OF PROPERTY:

Tuesday, August 4, 2026, at 1:00 p.m.

PLACE OF SALE OF PROPERTY:

On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court.

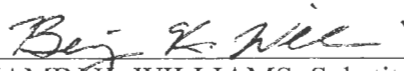
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The Note has matured. Because the Note has matured, Lender, the owner of the Note, and the holder of the Note and the Deed of Trust lien for purposes of Section 51.002 of the Texas Property Code, has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

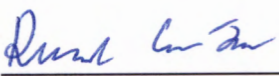
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code (Texas UCC).

Notice is given that on the Date of Sale, Substitute Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION (IF ANY). The sale will begin at the Time of Sale or not later than three hours thereafter.



BENJAMIN K. WILLIAMS, Substitute Trustee
and Attorney for Mortgage Servicer

c/o LAW OFFICE OF BEN WILLIAMS, PLLC
10119 Lake Creek Pkwy., Suite 201
Austin, Texas 78729
(512) 872-6088

Posted by:  Richard Carr Jr

Date: 07-14-2026