

NOTICE OF TRUSTEE'S SALE

DATE: October 3, 2022

DEED OF TRUST

Date: July 17, 2015

Grantor: Timothy Patrick Hadley
3900 FM 1272
Grapeland, TX 75844

Beneficiary: KAB Ventures, LLC
PO Box 423
Centerville, TX 75833

Substitute Trustee: Deborah L. Lemons
PO Box 423
Centerville, TX 75833

Recording Information: Deed of Trust recorded under Instrument Number 1503592 of the Official Records of Houston County, Texas.

Property: *7.434 acres of land, being TRACT FOUR (4), PAT LAND COMPANY, a subdivision in Houston County, Texas, according to the map or plat thereof recorded in Volume 1, Page 251 of the Map and Plat Records of Houston County, Texas.*

Note

Date: July 17, 2015

Amount: \$29,500.00

Debtor: Timothy Patrick Hadley

Holder: KAB Ventures, LLC

DATE OF SALE OF PROPERTY: November 1, 2022

EARLIEST TIME OF SALE OF PROPERTY: 11:00 AM

LOCATION OF SALE: Crockett, Texas, at the Houston County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.

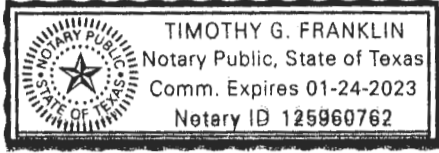

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 3, 2022 by Deborah L. Lemons.



Timothy G. Franklin
NOTARY PUBLIC, STATE OF TEXAS