

NOTICE OF TRUSTEE'S SALE

DATE: October 31, 2016

DEED OF TRUST

Date: January 1, 2012

Grantor: Randy W. Lindley
Amber D. Lindley
PO Box 8639
The Woodlands, TX 77387

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

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

Recording Information: Vol. 1566, Pg. 195 Official Records, Freestone County, Texas.

Property: *Tr. 7 of Chad Land Company, LLC, being 14.09 acres of land in the H. Shepherd Survey, A-34 in Freestone County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: January 1, 2012

Amount: \$40,000.00

Debtor: Randy W. Lindley and Amber D. Lindley

Holder: KAB Ventures, LLC

DATE OF SALE OF PROPERTY: December 6, 2016

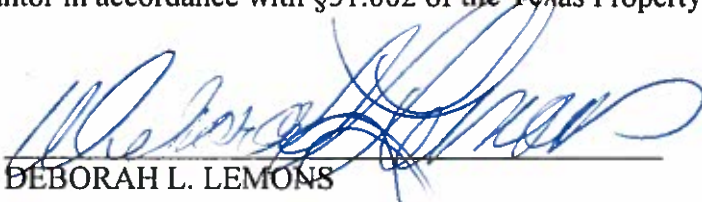
EARLIEST TIME OF SALE OF PROPERTY: 11:00 a.m.

LOCATION OF SALE: Fairfield, Texas, at the Freestone 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

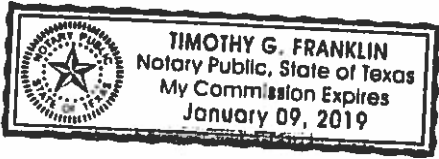
FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 07, 2016 AT 09:12A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 138805
By: Crystal Rossiaky, Deputy

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on October 31, 2016 by Deborah L. Lemons.





NOTARY PUBLIC, STATE OF TEXAS

Fieldnote Description to 14.09 Acres
H. Shepherd Survey, A-34
Freestone County, Texas
Chad Land Company – Tract 7

Fieldnotes to all that certain lot, tract, or parcel of land situated in the H. Shepherd Survey, A-34, Freestone County, Texas, being 14.90 acres, more or less, and being a part of a called 34.322 acre tract, referred to as Tract Five, and part of a called 22.358 acre tract, Tract Six, as described in a deed executed December 11, 2009, from Gary D. Thompson to Chad Land Company, LLC and recorded in Volume 1503, Page 63, Deed Records, Freestone County, Texas, to which reference is hereby made to for any and all purposes. Said tract described as follows, to wit:

BEGINNING at a 22" Post Oak found for the common eastern corner of the referenced tracts in the westerly margin of FCR 100. Same being the southeast corner of a 10.49 acre tract described this same date;

THENCE SOUTH 26°25'55" EAST 200.00 feet, along said westerly margin and the easterly line of Tract Five, to a ½" iron rod (capped R.P.L.S. 4957) set for this eastern corner and the northern corner of a 26.52 acre tract described this same date;

THENCE across said Tract Five and with the northwestern line (s) of said 26.52 acre tract, as follows:

SOUTH 46°49'48" WEST 611.78 feet to a capped ½" iron rod set for bend, and

SOUTH 89°14'24" WEST 700.00 feet, crossing an existing stock tank, to a capped ½" iron rod set for the western corner of this and the northwest corner of said 26.52 acre tract. Same being the northeast corner of a 22.31 acre tract and the southeast corner of a 23.04 acre tract described this same date. Said point further being in the common line of the referenced Tract Five and Tract Eight in the referenced deed;

THENCE NORTH 00°45'36" WEST 573.57 feet, with the common line of said 23.04 acre tract and the common line of said Tract Five and Tract Eight, to a ½" iron rod found for the common northern corner of said Tract Five and Tract Eight. Same being the northeast corner of said 23.04 acre tract, the southeast corner of a 10.35 acre tract described this same date, the common western corner of the aforesaid Tract Five and Tract Eight, the southwest corner of the aforementioned 10.49 acre tract, and the southwest corner of said Tract Six;

THENCE in an easterly direction across said Tract Six and with the southerly line(s) of said 10.49 acre tract, as follows:

NORTH 79°43'08" EAST 541.81 feet to a capped ½" iron rod set for bend, and

SOUTH 83°12'37" EAST 535.35 feet to the Point of Beginning and containing 14.09 acres, more or less, as shown on the accompanying survey plat of even date herewith.

Bearing Note: Bearings are based on the northern line of Tract Six in the referenced deed using a bearing of N88°10'13"E.

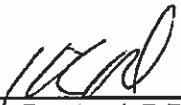

Kirk Raymond, R.P.L.S. 4957
Groesbeck, Texas
December 22, 2009



EXHIBIT "A"