

NOTICE OF TRUSTEE'S SALE

DATE: September 8, 2017

DEED OF TRUST

Date: November 4, 2015

Grantor: Samuel Ramirez
2515 Himes St.
Irving, TX 75060

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

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

Recording Information: Inst.# 00008465, Official Public Records, Navarro County, Texas.

Property: *Tr. 4 of Kerens Winter School Land Company, LLC, being 11.231 acres of land in the JAMES BRYDON SURVEY, A-119 in Navarro County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.*

Note

Date: November 4, 2015

Amount: \$32,000.00

Debtor: Samuel Ramirez

Holder: KAB Ventures, LLC

DATE OF SALE OF PROPERTY: October 3, 2017

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

LOCATION OF SALE: Corsicana, Texas, at the Navarro 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)

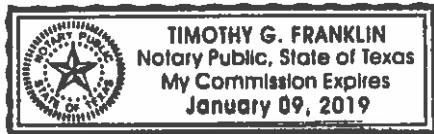
STATE OF TEXAS

COUNTY OF LEON

This instrument was acknowledged before me on September 8, 2017 by Deborah L. Lemons.



NOTARY PUBLIC, STATE OF TEXAS



Navarro County, Texas
James Brydon Survey, A-119

Kerens Winter School
Land Company, LLC
Tract 4

BEING 11.231 acres, more or less, situated in the James Brydon Survey, Abstract No. 119, Navarro County, Texas, and being part of a called 85.89 acre tract described in a deed from Winter School, LLC to Kerens Winter School Land Company, LLC, dated November 29, 2012, and recorded in Document 201210682, Official Records, Navarro County, Texas. Said tract to be more particularly described by metes and bounds as follows:

BEGINNING at the northeastern corner of the referenced tract at a bolt found at the intersection of SE County Road 4140 and SE County Road 4150. Said point being in the western line of a called 200.80 acre tract described in Volume 1417, Page 4. From said point, a $\frac{1}{2}$ " iron rod (set with cap marked "FRANKS") bears South 15° 12' 47" West 70.43 feet;

THENCE SOUTH 30° 00' 43" EAST 1020.60 feet, with the northeastern line of the referenced tract, with the southwestern line of said 200.80 acre tract, and along the centerline of SE County Road 4150, to a point for the north corner of a called 10.774 acre tract, Tract 5, surveyed this same date. From said point, a capped $\frac{1}{2}$ " iron rod bears South 60° 28' 43" East 50.00 feet;

THENCE SOUTH 60° 28' 43" WEST 478.41 feet, across the referenced tract and with the northwestern line of Tract 5, to a $\frac{1}{2}$ " iron rod found for the eastern corner of a 10.537 acre tract, Tract 3, surveyed this same date;

THENCE NORTH 30° 07' 41" WEST 1020.28 feet, across the referenced tract and with the northeastern line of Tract 3, to a point for the north corner of Tract 3. Said point being in the northwestern line of the referenced tract and being in the centerline of SE County Road 4140. From said point, a capped $\frac{1}{2}$ " iron rod bears South 30° 07' 41" East 50.00 feet;

THENCE NORTH 60° 26' 16" EAST 480.48 feet, with the northwestern line of the referenced tract and with the centerline of said county road, back to the place of beginning and containing 11.231 acres of land, more or less, as shown on the accompanying survey plat of even date herewith.

Bearings are based on South 60° 32' 48" West along the southeastern line of said 85.89 acre tract described in Document 201210682.

Note: There is a 50' utility easement adjacent to all lot lines along county roads.

Matt Franks
Matt Franks, R.P.L.S. 6263
C-Tex Surveying & Mapping
December 27, 2012
File: H:2012/12019/12019-Tract 3



EXHIBIT A