

# NOTICE OF TRUSTEE'S SALE

2022-32

FILED FOR RECORD  
AT 9:57 O'CLOCK A.M.

Mr. David Kalchik  
8296 NE CR 0201  
Powell, TX 75153

JUN 13 2022

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY *Sherry Dowd* DEPUTY

**WHEREAS**, April 15, 2013, **DAVID J. KALCHIK**, executed a Deed of Trust conveying to **LARRY TEAGUE**, Trustee, the real estate hereinafter described, to secure **JDET INVESTMENTS, L.P.**, in the payment of a debt therein described, said Deed of Trust being recorded under Document Number 00003458, in the **DEED OF TRUST** Records of Navarro County, Texas; and

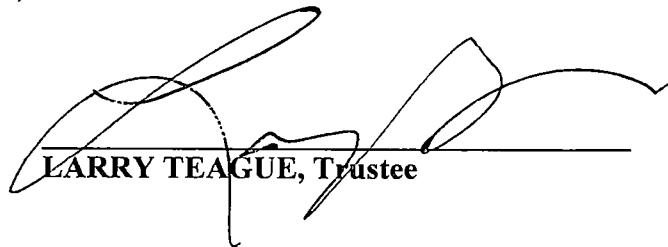
**WHEREAS**, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property at public auction and apply proceeds pursuant to the terms of the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, the 5<sup>th</sup> day of July, 2022 the foreclosure sale will be conducted in **NAVARRO** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code, as the place where foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 12:00 p.m. o'clock and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

Said Real Estate is described as follows: In the County of **NAVARRO**, State of Texas:

All that certain lot, tract or parcel of land situated in the **WILLIAM JEFFERS SURVEY, A-40**, Navarro County, Texas and being known as **EAST ½ LOT ONE (1) of ROLLING ACRES SUBDIVISION**, a subdivision of Navarro County, Texas, according to the Plat thereof recorded in Vol. 6, Page 182, of the Plat Records of Navarro County, Texas.

Signed this 9<sup>th</sup> day of June, 2022

  
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**LARRY TEAGUE, Trustee**