

NOTICE OF TRUSTEE'S SALE

2022-78

FILED FOR RECORD
AT 10:23 O'CLOCK A M.

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

DEC 12 2022

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel [Signature] 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 3rd day of January, 2023 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 1/2 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 8th day of December, 2022



LARRY TEAGUE, Trustee