

NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2023

DEED OF TRUST

Date: July 3, 2013

Grantor: Javier Montes

1300 North Business 45
Corsicana, TX 75110

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

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

2023-031
FILED FOR RECORD
AT 8:52 O'CLOCK A.M.

MAY 15 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY PO DEPUTY

Recording Information: Deed of Trust recorded in Document No. 00006967 of the Official Public Records of Navarro County, Texas.

Property: *10.34 acres of land, being LOT TWELVE (12) of NAVARRO COUNTY LAND COMPANY, (aka, Jillian Land Company, LLC), a subdivision in Navarro County, Texas, according to the map or plat thereof recorded in Volume 6, Page 150 of the Map and Plat Records of Navarro County, Texas.*

Note

Date: July 3, 2013

Amount: \$27,500.00

Debtor: Javier Montes

Holder: KAB Ventures, LLC

DATE OF SALE OF PROPERTY: June 6, 2023

EARLIEST TIME OF SALE OF PROPERTY: 10:00 AM

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.

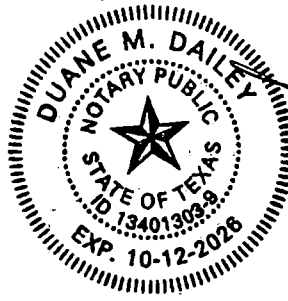

DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on May 11, 2023 by Deborah L. Lemons.



[Handwritten Signature]
NOTARY PUBLIC, STATE OF TEXAS