

**NOTICE OF TRUSTEE'S SALE**

Copy of Original  
 Filed 5-12-16  
 Not Compared  
 or Verified

**DATE:** May 9, 2016

**DEED OF TRUST**

**Date:** January 6, 2012

**Grantor:** John Thomas Steele  
 PO Box 1293  
 Hewitt, TX 76643

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

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

**Recording Information:** Vol. 1387, Pg. 849, Real Property Records, Limestone County, Texas.

**Property:** *9.24 Acres of land, being TR. 39 & 40 of DANIEL TODD LAND COMPANY, LLC, a subdivision in Limestone County, Texas, according to the map or plat thereof recorded in Env. 329-330 of the Map and Plat Records of Limestone County, Texas.*

**Note**

**Date:** January 6, 2012

**Amount:** \$39,000.00

**Debtor:** John Thomas Steele

**Holder:** KAB Ventures, LLC

**DATE OF SALE OF PROPERTY:** June 7, 2016

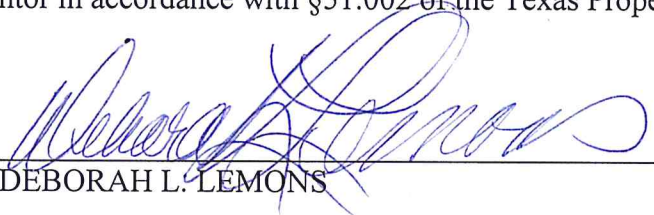
**EARLIEST TIME OF SALE OF PROPERTY:** 10:00 a.m.

**LOCATION OF SALE:** Groesbeck, Texas, at the Limestone 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.

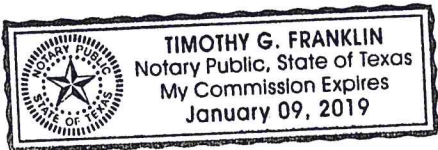
  
 \_\_\_\_\_  
 DEBORAH L. LEMONS

(ACKNOWLEDGMENT)

STATE OF TEXAS §

COUNTY OF LEON §

This instrument was acknowledged before me on May 9, 2016 by Deborah L. Lemons.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 NOTARY PUBLIC, STATE OF TEXAS

Filed for Record in:  
 Limestone County  
 On: May 12, 2016 at 09:45A  
 By: Lederle Salazar

STATE OF TEXAS COUNTY OF LIMESTONE  
 I hereby certify that this instrument was  
 filed on the date and time stamped hereon by me and  
 was duly recorded in the named records of:  
 Limestone County as stamped hereon by me.  
 May 12, 2016  
 Peggy Beck, County Clerk  
 Limestone County