

NOTICE OF TRUSTEE'S SALE

DATE: May 11, 2023

DEED OF TRUST

Date: August 14, 2021

Grantor: Nathan Leif
305 Nicole Way
Bastrop, TX 78602

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

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

NO. _____ TIME 12:40 pm

MAY 15 2023

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By James Brown

Recording Information: Deed of trust recorded in Volume 1276, Page 244, of the Official Public Records of Tyler County, Texas.

Property: *Tract Nine (9) of Rockland 21, LLC, being 10.01 acres of land in the GC&SF Railroad Survey, Section 1, Abstract No. 1028, and the B F Haynes Survey, Abstract No. 1011, Tyler County, Texas, as more fully described by metes and bounds in Exhibit "A" attached.*

Note

Date: August 14, 2021

Amount: \$66,500.00

Debtor: Nathan Leif

Holder: KAB Ventures, LLC

DATE OF SALE OF PROPERTY: June 6, 2023

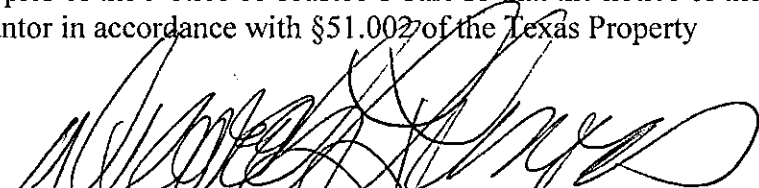
EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM

LOCATION OF SALE: Woodville, Texas, at the Tyler 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.




NOTARY PUBLIC, STATE OF TEXAS



QUIN

Land Surveying, Inc.
LEGAL DESCRIPTION

**GC&SF RAILROAD SECTION 1
ABSTRACT NO. 1028**

TYLER COUNTY, TEXAS

10.0100 ACRES

TRACT 9

BEING a 10.0100 acre tract of land out of the GC&SF Railroad Section 1, Abstract No. 1028, Tyler County, Texas, and being a part of the 134.2780 acre tract of land as Described in Warranty Deed With Vendor's Lien dated March 22, 2021, from Rockland Rock and Land, LLC to Rockland 21, LLC, the said 10.0100 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" Iron rod with "QUIN" cap found in the southwesterly margin of County Road 3400 for the northeasterly corner of the above referenced 134.2780 acre tract of land, the said iron rod being in the westerly line of a called 10.000 acre tract of land referred to as "MO 754" (Volume 822, page 757 OPRTC) and from which iron rod an old concrete monument found on the northeasterly side of a Kirby reference monument bears N 05°26'27" W, a distance of 146.64 feet and a concrete monument found out of line and encroaching onto the herein described tract of land for the south most southeasterly corner of a called 1270.929 acre tract of land (Volume 1209, Page 849 OPRTC) bears S 67°03'13" W, a distance of 5.09 feet;

THENCE S 05°26'27" E, with the easterly line of the above referenced 134.2780 acre tract of land, same being the westerly line of said 10.000 acre tract of land, a distance of **89.25 feet** to a 1/2" Iron rod with "QUIN" cap found for the southeasterly corner of said 134.2780 acre tract of land, also being the northeasterly corner of a called 99.92 acre tract of land referred to as "MO 669" (Volume 822, Page 757 OPRTC) and from which iron rod a Kirby concrete monument found at the southwesterly corner of the said 10.000 acre tract of land bears S 05°26'27" E, a distance of 423.22 feet;

THENCE S 86°51'37" W, with the southerly line of the above referenced 134.2780 acre tract of land, same being the northerly line of said 99.92 acre tract of land, a distance of **1062.74 feet** to a 1/2" Iron rod with "QUIN" cap set for the southwesterly corner of the herein described tract of land;

THENCE North, severing the above referenced 134.2780 acre tract of land, a distance of **763.01 feet** to a 1/2" Iron rod with "QUIN" cap set in the northeasterly boundary of said 134.2780 acre tract of land and in the southwesterly margin of said County Road 3400 for the northwesterly corner of the herein described tract of land;

THENCE with the northeasterly boundary of the above referenced 134.2780 acre tract of land, same being the southwesterly line of the above mentioned 1270.929 acre tract of land, and traversing with the southwesterly margin of said County Road 3400 as follows:

- 1) **S 59°05'28" E**, a distance of **200.30 feet**;
- 2) **S 58°10'33" E**, a distance of **763.07 feet**;
- 3) **S 61°20'48" E**, a distance of **76.20 feet**;
- 4) **S 63°59'07" E**, a distance of **99.12 feet**;
- 5) **S 68°09'08" E**, a distance of **82.44 feet** to the **POINT OF BEGINNING** and containing within these bounds an area of **10.0100 acres** of land.

NOTE: The bearings cited herein are oriented to the Texas State Plane Coordinate System, Central Zone, NAD 83.

E. Lequin Hilderbrand
E. Lequin Hilderbrand, RPLS No. 4922
(For Quin Land Surveying, Firm No. 10131000)
Surveyed July 14, 2020 - February 9, 2021



145 South Main Street
Jasper, Texas 75951
Tel: (409) 383-1999
Fax: (409) 383-1122

E-Mail: quinsurveying@nwcable.net
Website: quinsurveying.com

REM 134.2780 ACRES

NORTH 763.01'

S 59°05'28" E
200.30'

CALLLED 1270.929 ACRES
VOL. 1209, PAGE 849

Scale: 1" = 150'



43635.60 SQ FEET
10.0100 ACRES

TRACT 9

COUNTY ROAD 3400
S 58°10'33" E 763.07'

S 86°51'37" W 1062.74'

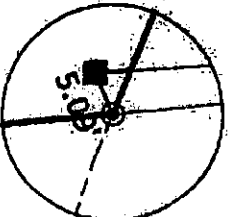
CALLLED 99.92 ACRES
VOL. 822, PAGE 157
NO. 154

SURVEY PLAT SHOWING
A 10.0100 ACRE TRACT OF LAND OUT OF THE GC&SF RAILROAD SECTION 1,
ABSTRACT NO. 1028, TYLER COUNTY, TEXAS AND BEING A PART OF THE 134.2780
ACRE TRACT OF LAND AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN
DATED MARCH 22, 2021, FROM ROCKLAND ROCK AND LAND, LLC TO
ROCKLAND 21, LLC

- NOTES:
1. Set 1/2" iron rod with "QUIN" cap at all corners unless noted otherwise. "FND" is 1/2" iron rod with "QUIN" cap found for corner.
 2. The bearings shown hereon are oriented to the southerly line of the above referenced 134.2780 acre tract of land.
 3. This survey prepared exclusively for the use and benefit of the parties named hereon and their immediate heirs, successors or assigns only. Liability to any other party may not be transferred or assigned.
 4. The subject property abuts and adjoins a public road.

SURVEY PREPARED EXCLUSIVELY FOR:
PROPERTY OWNER: Rockland Rock and Land, LLC
PROPERTY LOCATION: County Road 3400
(Easterly of Rockland Townsite)
Tyler County, Texas
Use of this survey by any other person is strictly prohibited.

LINE	BEARING	DISTANCE
L1	S 61°20'48" E	76.20'
L2	S 63°59'07" E	99.12'
L3	S 68°09'08" E	82.44'
L4	S 05°26'27" E	89.25'



CALLLED 10.000 ACRES
VOL. 822, PAGE 157
NO. 154

QUIN

Land Surveying

Firm No.: 101310000
145 South Main Street
Jasper, Texas 75851

tel: (409) 383-1999
fax: (409) 383-1122

E-Mail: quinsurveying@mscable.net
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I, E. Lequin Hilderbrand, a Texas Registered Professional Land Surveyor, do hereby certify that this plat accurately represents a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge. This document is null and void without original or electronic signature and seal.

E. Lequin Hilderbrand RPLS No. 4922
Surveyed July 14, 2020 - April 5, 2021
TC 1028-1011 - Rockland 21, LLC - 10.0100 Acres (134.2780 Acres)

