

5-7 F18

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: April 16, 2024

Type of Security Instrument: Deed of Trust

Date of Instrument: August 22, 2022

Debtor: KHAF Homes, LLC

Original Trustee: James N. Richards

Substitute Trustee: James N. Richards or Clayton Gaddis

Current Beneficiary: Mohamed Jaleel

FILED FOR RECORD
at 11:11 o'clock 5 M

APR 16 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Becky Landrum*

County of Property: Hunt County, Texas

Recording Information: Hunt County Real Property Records Document Number 2022-21324

Property Description: See Exhibit A

Date of Sale of Property: 5/7/2024

Earliest Time of Sale of Property: The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

Place of Sale of Property: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 located at the common area at the base of the Central stairway on the 2nd floor inside the Courthouse, or the base of the North steps outside of the Courthouse; in the event the Courthouse is closed on the first Tuesday of the month, or other place designated by the County Commissioners Court.

Because of default in the performance of the obligations of the Debtor, the (Substitute) Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Lien. The sale will begin at the earliest time stated above and within three hours after that time.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, in my capacity as attorney for the Mortgagee and/or its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE James N. Richards or Clayton Gaddis, either to act, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

J.N. Richards Law, P.C.
c/o Nate Richards
407 E. Corsicana Street
Athens, Texas 75751
214-559-7387



James N. Richards
407 E. Corsicana Street
Athens, Texas 75751
Ph: 214-559-7387
Fx: 817-518-9286
Email: nate@jnrichardslawpc.com

Executed on April 16, 2024

EXHIBIT A

TRACT ONE: Being Lots 7-12, Block 23 of Map of Wolfe City, an addition to the City of Wolfe City, Hunt County, Texas, according to e plat thereof recorded in Cabinet D, Page 21 of the Plat Records of Hunt County, Texas.

TRACT TWO: Situated in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, and being all of Lots 3&4, Block 23 of Map of Wolfe City an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Two in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

TRACT THREE: Situated in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, and being all of Lot 11 and the west 25' of Lot 12, Block 43 of the Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Three in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

TRACT FOUR: Being a tract or parcel of land situated in the City of Wolfe City, Hunt County, Texas and described as follows: Said tract is the West end of Lot 8 in Block 42 of the O.P.A. to the City of Wolfe City, Texas with said premises being more particularly described by metes and bounds as Tract Four in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

TRACT FIVE: Situated in the State of Texas, County of Hunt, City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, and being all of Lots 1-3, Block 51 of the Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Five in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

TRACT SIX: Being Lot 2 and the West 40' of Lot 3, Block 12 of Map of Wolfe City, an addition to the City of Wolfe City, Hunt County, Texas according to the plat thereof recorded in Cabinet D, Page 21 of the Plat Records of Hunt County, Texas

TRACT SEVEN: Situated in the State of Texas, County of Hunt, City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, and being all of Lot 5, Block 12 of the Map of Wolfe City, an addition to the City of Wolfe City, as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Seven in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.



TRACT EIGHT: Situated in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, being the south part of Lot 6, Block 12 of Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas and being the re-survey of a called 0.082 acre tract as recorded under Document No. 2016-15535 of the Official Public Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Eight in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

TRACT NINE: Situated in the State of Texas, County of Hunt, and City of Wolfe City, being part of the Uriah Blue Survey, Abstract No. 120, being the North 65' of Lots 6&7, Block 12 of Map of Wolfe City, an addition to the City of Wolfe City as recorded in Cabinet D, Slide 21 of the Plat Records of Hunt County, Texas and being all of a lot conveyed to Gary Steinbring as recorded under Document No. 2017-12072 of the Official Public Records of Hunt County, Texas with said premises being more particularly described by metes and bounds as Tract Nine in Document Number 2022-00342 of the Real Property Records of Hunt County, Texas.

