

Notice of Foreclosure Sale & Appointment of Substitute Trustee

Date: 1/17/2023

Type of Security Instrument: Deed of Trust

Date of Instrument: October 31, 2022

Debtor: KHAF Development, LLC

Original Trustee: James N. Richards

Substitute Trustee: James N. Richards or Thomas M. Smith

Current Beneficiary: Mohamed Jaleel

FILED 2:15 P.M

JAN 17 2023

NICOLE TANNER
 COUNTY CLERK, HILL COUNTY, TEXAS
 By: M. Remy Deputy

County of Property: Hill County

Recording Information: Hill County Real Property Records Document Number 00142133

Property Description: All that certain lot, tract or parcel of land being all of Lot Thirty-Two (32), White Bluff 5 Subdivision Hill County, Texas in accordance with the plat recorded in Slide B-132, Hill County Plat Cabinet Records.

Date of Sale of Property: 2/7/2023

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: The East Door of the Hill County Courthouse or as designated by the County Commissioners.

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 Thomas M. Smith, 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.
 407 E. Corsicana Street
 Athens, Texas 75751
 214-559-7387

Executed on 1/17/2023

James N. Richards

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

Posted and filed by: _____

Printed Name: _____