

KJTexas/Kim-SA

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: August 12, 2019

NOTE:

DATE: January 26, 2015
AMOUNT: \$6,000,000.00
MAKER: Suk Am Kim and Sang Ae Kim
PAYEE: KJ Texas Properties LLC

FILED
At 11:00 clock AM
AUG 12 2019
CAROL SWIZE, COUNTY CLERK
KARNES COUNTY, TEXAS

Deputy

DEED OF TRUST:

DATE: January 26, 2015
GRANTOR: Suk Am Kim and Sang Ae Kim
BENEFICIARY: KJ Texas Properties LLC
COUNTY WHERE PROPERTY IS LOCATED: Karnes
TRUSTEE: Michael Baucum or Virginia W. Peterson or Jason Adelstein or Laura Ann Baucum

RECORDING INFORMATION: Vol. 1217, page 504, Document No. 00140084, as renewed, extended and modified in instrument recorded in Document No. 201900001654, Official Public Records of Real Property of Karnes County, Texas

PROPERTY:

Being 1.621 acres of land, more or less, out of the J.W. Looney Survey, Abstract 187, Karnes County, Texas, and being out of and a part of that 8.665 acres described in a Warranty Deed recorded in Volume 915, Page 198, Official Public Records, Karnes County, Texas, said 1.621 acres being more particularly described by metes and bounds as follows:

COMMENCING at a ½ inch iron rod found for the north corner of said 8.665 acres, same being on the southwest Right-of-Way line of U.S. Highway 181 and the POINT OF COMMENCEMENT;

THENCE along the southwest Right-of-Way line of said U.S. Highway 181, South 23 degrees 26 minutes 28 seconds East (bearing basis), a distance of 313.46 feet to a ½ inch iron rod set for the northeast corner of this 1.621 acres, same being the POINT OF BEGINNING;

THENCE continuing along the southwest Right-of-Way line of said U.S. Highway 181, South 23 degrees 26 minutes 28 seconds East, a distance of 172.02 feet to a ½ inch iron rod set for the East corner of this 1.621 acres from which a ½ inch iron rod bears South 23 degrees 26 minutes 28 seconds East 429.83 feet;

THENCE departing the northeast line of and severing said 8.665 acres, South 45 degrees 01 minutes 01 seconds West, a distance of 408.43 feet to a ½ inch iron rod set for the southwest corner of this 1.621 acres, same being on the northeast line of Old Kenedy and Karnes City Road (Abandoned 50 foot Right-of-Way);

THENCE along the northeast line of said Old Kenedy and Karnes City Road, North 45 degrees 49 minutes 28 seconds West, a distance of 160.02 feet to a ½ inch iron rod set for the West corner of this 1.621 acres;

THENCE departing the southwest line of and severing said 8.665 acres, North 45 degrees 01 minutes 01 seconds East, a distance of 473.94 to the POINT OF BEGINNING, and containing 1.621 acres of land, more or less.

LENDER/HOLDER NOW: KJ Texas Properties LLC

BORROWER/DEBTOR NOW: Suk Am Kim and Sang Ae Kim

SUBSTITUTE TRUSTEE: Bob Frisch or Janice Stoner or Jodi Steen or Jo Woolsey

SUBSTITUTE TRUSTEE'S MAILING ADDRESS: 8101 Boat Club Road, # 320, Fort Worth, TX 76179

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
September 3, 2019, being the first Tuesday of the month, to commence at 11:00 a.m., or within three hours thereafter.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:

"In the area designated by the Commissioners Court of such County, pursuant to § 51.002 of the Texas Property Code as the place where foreclosure sales are to take place (if no such place is so designated, the sale will take place in the area where this Notice of Substitute Trustee's Sale is posted).

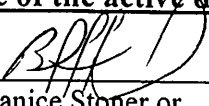
Default has occurred in the payment of the Note and in performance of the obligations of the Deed of Trust which secures the Note. Because of such default, Lender, the holder of the Note, has requested Substitute Trustee to sell the Property. Notice is given that before the sale the Beneficiary may appoint another person Substitute Trustee to conduct the sale.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.501(d) of the Texas Business and Commerce Code (Texas UCC).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, I, Substitute Trustee, will sell the Property at public auction, by public sale, to the highest bidder for cash, "AS IS," or other form of payment acceptable to Substitute Trustee, in accordance with the Deed of Trust. **THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION.**

ARMED SERVICES NOTICE EFFECTIVE SEPTEMBER 1, 2011

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.


Bob Frisch or Janice Stoner or
Jodi Steen or Jo Woolsey, Substitute Trustee