

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, KT Ventures LLC, an Oklahoma limited liability company, executed a Commercial Real Estate Deed of Trust dated March 5, 2024, conveying to Jeffrey C. Norte, Trustee, the property described therein to secure Capital Farm Credit, ACA ("Capital Farm Credit") in the payment of the indebtedness described therein; and

WHEREAS, the Deed of Trust is recorded at Clerk's File Number 62555 in the Official Public Records of Wheeler County, Texas;

WHEREAS, the property subject to the Deed of Trust is described as follows in the attached Exhibit A.

WHEREAS, Capital Farm Credit, is the present owner and holder of the note and indebtedness described in the Deed of Trust and the liens securing its payment; and

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of such original Trustee upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, the indebtedness secured by the Deed of Trust includes a Commercial Line of Credit Agreement and Note dated March 5, 2024, executed by, KA Cattle Feeders LLC, KA Cattle Co., L.L.C., Tallis Delane Butler, KT Ventures LLC, Kellen Eugene Allison and TB Properties LLC, payable to Capital Farm Credit, ACA in the original principal amount of \$1,000,000.00.

WHEREAS, defaults have occurred under the Note and the Deed of Trust and the Note is now due and payable in full as provided therein; and

WHEREAS, I have been requested to sell the property pursuant to the Deed of Trust;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, May 5, 2026, between 10:00 a.m. and 4:00 p.m., Kerry L. Haliburton, Stephanie E. Schwab and/or Abstracts Trustee of Texas, LLC, will sell the property by public sale at auction to the highest bidder for cash. The sale will take place at the intersection of North & South and East & West Hall on the 1st Floor of the Wheeler County Courthouse located at 401 Main Street, Wheeler, Texas, 79096 or in the area of the courthouse designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code, the earliest time at which the sale will occur will be 1:00 p.m. Pursuant to Section 51.002 of the Texas Property Code, the sale shall begin at that time or not later than three hours after that time. The Deed of Trust permits the Beneficiary to postpone or withdraw or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at that date, time and place of a scheduled sale to announce a postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for sale.

The sale will be made subject to any exceptions referenced in the Deed of Trust to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

THE PURCHASER AT THE FORECLOSURE SALE WILL RECEIVE THE TITLE TO THE PROPERTY OWNED BY KT VENTURES LLC AND WILL NOT RECEIVE ANY REPRESENTATION OR WARRANTY OF ANY KIND, ORAL, WRITTEN, EXPRESS, OR IMPLIED, FROM CAPITAL FARM CREDIT, ACA CONCERNING THE PROPERTY, AND CAPITAL FARM CREDIT, ACA HAS NOT MADE, AND DOES NOT MAKE, ANY SUCH REPRESENTATIONS OR WARRANTIES. THE SUBSTITUTE TRUSTEE DOES NOT, AND WILL NOT, MAKE ANY REPRESENTATIONS OR WARRANTIES, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF TITLE TO THE PROPERTY. THE PROPERTY WILL BE SOLD AS IS, WHERE IS, AND WITH ALL FAULTS. THE PURCHASER AT THE FORECLOSURE SALE WILL RELY SOLELY ON PURCHASER'S OWN INSPECTIONS OR INVESTIGATIONS OF THE PROPERTY AND THE CONDITION THEREOF IN MAKING A DECISION TO PURCHASE THE PROPERTY. ALL OF THESE PROVISIONS SHALL EXPRESSLY SURVIVE THE TRANSFER OF THE PROPERTY TO PURCHASER.

EFFECTIVE DATE OF NOTICE IS APRIL 9, 2026.



Kerry L. Haliburton, Substitute Trustee

EXHIBIT A

The East Half of the Northeast Quarter (E/2 NE/4) of Section 48, Block 13, H&GN Ry. Co. Survey, Wheeler County, Texas, **SAVE & EXCEPT** the following two tracts:

TRACT ONE: A tract of land out of the NE/4 of Section 48, Block 13, H&GN Ry. Co. Survey, Wheeler County, Texas, described as follows:

BEGINNING at the Northeast corner of said Section;

THENCE South 47.3 feet to the South right of way line of State Highway 75 in Wheeler County as surveyed by the Resident Engineer of the State Highway Department;

THENCE with the South right of way line of said Highway which is 50 feet from and parallel to the center line of said highway N. 89° 51' W. 2655 feet to the west boundary line of the NE/4 of Section 48;

THENCE North to the north line of said section, same being the Northwest corner of said tract;

THENCE East with the north line of said section to the point of beginning, containing 2.916 acres of land, more or less, ROW to be bought 1.088 acres. Said tract of land conveyed to Wheeler County, Texas in that Right of Way Deed recorded in Volume 74, Page 232, Deed Records, Wheeler County, Texas. (The above tract containing acreage not included in the subject property and is to be used only as it applies to the E/2 of the NE/4 of said Section 48, Block 13, H&GN Ry. Co. Survey, Wheeler County, Texas)

TRACT TWO: A tract of land out of the E/2 of the NE/4 of Section 48, Block 13, H&GN Ry. Co. Survey, Wheeler County, Texas, described as follows:

BEGINNING at a point 57.30 ft. South 0° 35' 40" W. of the Northeast corner of Section 48, Block 13, H&GN Ry. Co. Survey, said point being in the present South ROW line for US Hwy. 66 and the East line of said Section 48;

THENCE North 89° 51' W. along the said present ROW line of US Hwy 66, for a distance of 1328.74 ft. to a point in the West boundary line of this property, said point also being the one-quarter section line of said Section 48;

THENCE South 0° 35' 40" West along the said one-quarter section line of said Section 48, for a distance of 28.00 ft. to a point in the proposed South ROW line for IH 40;

THENCE South 89° 51' E. along the said proposed South ROW line for IH 40, for a distance of 158.32 ft. to the point of curvature of a circular curve to the right having a radius of 706.94 ft.;

THENCE in a Southeasterly direction along said circular curve having a radius of 706.94 ft. for a distance of 530.55 ft. to the point of tangency of said circular curve;

THENCE South 46° 51' E. for a distance of 353.91 ft. to the point of curvature of a circular curve to the left having a radius of 629.96 ft.;

THENCE in an Easterly direction along said circular curve having a radius of 629.96 ft. for a distance of 372.35 ft. to the point of tangency of said circular curve from which the radius bears South 09° 17' 03" W.;

THENCE South 40° 15' E. for a distance of 76.57 ft. to a point;

THENCE South 89° 29' E. for a distance of 47.31 ft. to a point in the East line of said Section 48;

THENCE North 0° 35' 40" E. along the said East line of said Section 48, for a distance of 678.84 ft. to the point of beginning and containing 8.839 acres, more or less, of which 0.607 acres are in public road, and 8.232 acres are new Right of Way.

FILED FOR RECORD

2026 APR 13 PM 1:32

MARGARET DORMAN
COUNTY CLERK
WHEELER COUNTY, TEXAS

BY *Robbie Walker*