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BECKY LANDRUM
COUNTY CLERK HUNT CO. TX

Notice of Trustee's Sale

Date: September 2, 2022
Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: MARVIN HALL, III and wife, KELLY HALL and DAVID HALL

Note: Note executed on November 18, 2016 in the original principal amount of \$272,000.00

Deed of Trust

Date: November 18, 2016
Grantor: DAVID H. OSUNA and PATRICIA RICE
Lender: MARVIN HALL, III and wife, KELLY HALL and DAVID HALL
Recording information: Deed of Trust recorded under Document No. 2016-15455 of the Official Public Records of Hunt County, Texas on November 21, 2016.

Property:

All that certain lot, tract or parcel of land located at 911 CR 3106, Campbell, Hunt County, Texas 75422 and as further described on Exhibit "A" attached hereto and incorporated herein for all purposes.

County: Hunt

Date of Sale (first Tuesday of month): October 4, 2022

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Hunt County Courthouse in Greenville, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Trustee under the Deed of Trust. Lender has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash. The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

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.

/s/George Ivan Alexander
GEORGE IVAN ALEXANDER, Trustee
Curtis & Alexander, P.C.
2708 Washington Street; P.O. Box 1274
Greenville, Texas 75403-1274
Ph: (903) 455-8113
Fax: (903) 454-3371
george@curtisalexander.net

EXHIBIT "A"

All that certain lot, tract or parcel of land situated in the David Davis Survey, Abstract No. 230 and the John Reed Survey, Abstract No. 890, Hunt County, Texas, and being known as that tract of land described in a Deed to Marvin L. Hall, Jr., et ux, as recorded in Volume 206, Page 484 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the centerline of County Road No. 3106 at the most Westerly Northwest corner of said Hall tract;

THENCE S. 89 deg. 02 min. 31 sec. E. with the most Westerly North line of said Hall tract, a distance of 126.53 feet to a 1/2" iron rod found in the West line of a called 2 acre tract of land described in a Deed to Larry Isham, et ux, as recorded in Vol. 916, Pg. 407 of the D.R.H.C.T.;

THENCE S. 01 deg. 02 min. 14 sec. W. along a fence line a distance of 126.15 feet to a 1/2" iron rod found at a fence corner post at the Southwest corner of said 2 acre tract;

THENCE N. 88 deg. 27 min. 58 sec. E. along a fence line, a distance of 281.34 feet to a 1/2" iron rod found at a fence corner post at the Southeast corner of said 2 acre tract;

THENCE N. 00 deg. 48 min. 12 sec. W. along a fence line, a distance of 312.17 feet to a 1/2" iron rod found at a fence corner post at the Northeast corner of said 2 acre tract;

THENCE N. 89 deg. 05 min. 35 sec. E. along a fence line and with the North line of said Hall tract, a distance of 1241.43 feet to a point for corner at a tree used as a fence corner at the Northeast corner of said Hall tract;

THENCE S. 08 deg. 04 min. 57 sec. W. along and near a fence line, a distance of 314.64 feet to a point for corner at a fence corner post;

THENCE S. 02 deg. 53 min. 19 sec. E. along and near a fence line, a distance of 1272.64 feet to a 1/2" iron rod found at a fence corner post at the Southeast corner of said Hall tract;

THENCE N. 89 deg. 46 min. 18 sec. W. along a fence line and with the most Easterly South line of said Hall tract, a distance of 680.68 feet to a 1/2" iron rod found at a fence corner post at the most Easterly Southeast corner of a called 14.00 acre tract as described in a Contract of Sale & Purchase as recorded in Vol. 20, Pg. 32 of the R.P.R.H.C.T.;

THENCE N. 00 deg. 19 min. 23 sec. E. with the most Northerly East line of said 14.00 acre tract, a distance of 680.31 feet to a 1/2" iron rod found at a fence corner post at the Northeast corner of said 14.00 acre tract;

THENCE S. 79 deg. 12 min. 43 sec. W. with the North line of said 14.00 acre tract, a distance of 921.66 feet to a 1/2" iron rod found at a fence corner post at the Northwest corner of said 14.00 acre tract and being the Southwest corner of said Hall tract;

THENCE with the West line of said Hall tract as follows:

N. 00°15'35"E.	456.99 feet to a 1/2" iron rod found for corner;
S. 89°29'19"E.	36.39 feet to a 1/2" iron rod found for corner;
N. 00°01'29"W.	243.55 feet to a broken wood post found for corner;
N. 71°40'57"W.	63.18 feet to an old fence post and tree found for corner;
N. 34°54'21"W.	171.99 feet to the POINT OF BEIGNNING and containing 39.956 acres of land more or less.