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Notice of Trustee's Sale

FILED FOR RECORD
at 2:49 o'clock P M

Date: January 7, 2025

JAN 08 2025

Trustee: GEORGE IVAN ALEXANDER

BECKY LANDRUM
County Clerk, Hunt County, Tex.
By [Signature]

Current Owner and Holder of Note: DARRELL MOSES

Note: Note executed on March 30, 2021 in the original principal amount of \$26,000.00

Deed of Trust

Date: March 30, 2021

Grantor: KAREN MARIANA GARCIA RUIZ

Lender: DARRELL MOSES

Recording information: Deed of Trust recorded under Document No. 2021-20075 of the Official Public Records of Hunt County, Texas on September 13, 2021.

Property:

All that certain lot, tract or parcel of land lying and being situated in Hunt County, Texas, and being Lot 17, in Block S, in ROLLING HILLS, Section Three (3), an Addition to Hunt County, Texas according to the Plat recorded in Volume 400, Page 266, Plat Records, Hunt County, Texas.

All those certain lots, tracts or parcels of land lying and being situated in Hunt County, Texas, and being Lots 15 & 16, in Block S, in ROLLING HILLS, Section Two (2), an Addition to Hunt County, Texas according to the Plat recorded in Volume 400, Page 262, Plat Records, Hunt County, Texas.

County: Hunt

Date of Sale (first Tuesday of month): February 4, 2025

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.

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