

2-4 F19

NOTICE OF TRUSTEE'S SALE

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.

WHEREAS, on March 5, 2020, KLZ Stone Group, Inc., a Texas corporation ("Borrower"), executed a Deed of Trust conveying to David B. Giles, Jr., Trustee for the benefit of Nir Kamisa ("Beneficiary"), certain real property situated in Hunt County, Texas, and herein described, together with all improvements thereon (the "Real Estate"), to secure Borrower's obligations under the terms and conditions of that certain Share Acquisition Agreement dated December 12, 2019, said Deed of Trust filed for record in the real property records of Hunt County, Texas, on May 12, 2020, as Instrument Number 2020-07280 (the "Deed of Trust") naming Beneficiary as lienholder and Borrower as Grantor, securing the sum of Three Million Two Hundred Fifty Thousand and NO/100 Dollars (\$3,250,000.00) plus all other indebtedness, liabilities, and obligations of all kinds of Grantor to Beneficiary then existing or thereafter arising (the "Indebtedness");

WHEREAS, T. Craig Sheils and Mark D. Winnubst were appointed by Beneficiary as the Substitute Trustees pursuant to the Appointment and Designation of Substitute Trustee, dated January 10, 2025, and recorded in the deed records of Hunt County, Texas.

WHEREAS, default has occurred in the payment of the Indebtedness and the obligations owed by Borrower and accordingly Beneficiary has requested the undersigned to sell said Real Estate to satisfy the obligations of the Deed of Trust.

NOW, THEREFORE, Notice is hereby given that on Tuesday, the 4th day of February, 2025, with the sale to begin at 1:00 p.m. or not later than three hours after that time at: COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE OF THE COURTHOUSE IN EVENT THE COURTHOUSE IS CLOSED ON THE FIRST TUESDAY OF THE MONTH, or as designated by the County Commissioners.

The Notice pertains to the following property:

All of the real property described on *Exhibit "A"* attached hereto.

Subject to all the easements, deed restrictions, and reservations of record

Holder of the rights and obligations
under the Share Acquisitions Agreement:

Nir Kamisa
11129 Zodiac Lane, Suite 300
Dallas, Texas 75229-4872
(Dallas County, Texas)

FILED FOR RECORD
at 10:19 o'clock A M

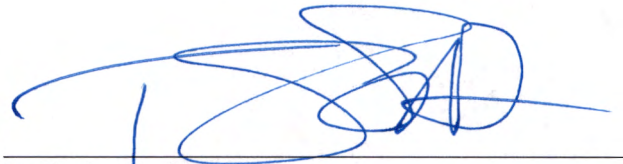
JAN 14 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
Stinojos

The sale noticed herein shall include the interest of Beneficiary in all fixtures and personal property, if any, covered by the Deed of Trust and any other documents executed in connection with or as security for the Indebtedness. Beneficiary, having directed the undersigned to sell, the undersigned hereby notices the sale of said fixtures and personalty pursuant to the rights granted to Beneficiary under Section 9.501(d) of the Texas Uniform Commercial Code.

THE SALE OF THE PROPERTY IS "AS IS" AND "WHERE IS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND BY THE TRUSTEE, EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. NEITHER BENEFICIARY NOR THE TRUSTEE MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, AGREEMENT OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

Witness my hand this 14th day of January, 2025



T. Craig Sheils
Mark D. Winnubst
Substitute Trustee
Sheils Winnubst PC
1701 N. Collins Blvd., Suite 1100
Richardson, Texas 75080

EXHIBIT A

120 Granite Run, Commerce, Texas 75248

Being 16.382 acres of land, situated within the corporate limits of the City of Commerce, County of Hunt, State of Texas, being part of the Samuel Swartout Survey A-1022, also being part of three different tracts conveyed to Commerce Economic Development Corporation by the following deeds: a tract of land conveyed from Commerce Industrial Development Association to Commerce economic Development corporation on January 29, 1999 by warranty deed recorded in volume 547 page 200 of the Deed Records of said county; a called 30.669 acre tract conveyed from OEP Inc to Commerce Economic Development Corp on April 19, 2011 by general warranty deed recorded in Hunt County Clerk's Document number 2011-3998; and a called 10.01 acre tract of land conveyed from Jacoby Family Limited Partnership to Commerce Economic Development Corporation on July 19, 2013 by cash warranty deed recorded in Hunt County Clerk's Document number 2013-8957, said 16.382 acres also being part of Lot 1, Block A of CEDC Industrial Park as shown on the plat recorded in Envelope G-127 of the Plat Records of Hunt county Texas. The said 16.382 acre tract fully described by metes and bounds as follows:

Beginning at an X found chiseled in the centerline of County Road Number 4220, at the most southern southwest corner of the aforementioned Lot 1, said X also being the northern right of a tract of land conveyed from Eli Yarbrow and wife Jannie Yarbrow to Joe W. and wife Lona Knight on February 11, 1965 by deed recorded in volume 630, page 390 of the Deed Records of Hunt County Texas, said rod also being located in the common line of the Samuel Swartout Survey and the John Grilski Survey;

Thence N 00°16'00" W, along the western boundary line of the aforementioned Lot 1, and the northern right of way of State Highway Number 11, a distance of 40.00 feet to a ½ inch iron rod found at the southeast corner of the aforementioned called 10.01 acre Commerce Economic Development Corporation (hereafter called CEDC) tract;

Thence N 29°31'28" E, along the west boundary line of the aforementioned Lot 1, and the east boundary line of the aforementioned called 10.01 acre CEDC tract, a distance of 521.00 feet to a ½ inch capped iron rod set;

Thence N 66°02'56" W, crossing the common boundary line of the aforementioned called 10.01 acre CEDC tract and the aforementioned called

30.669 acre CEDC tract, and continuing on for a total distance of 800.91 feet to a ½ inch capped iron rod set;

Thence N 23°56'57" E, a distance of 60.00 feet to a ½ inch capped iron rod set;

Thence S 66°03'03" E, a distance of 20.52 feet to a ½ inch capped iron rod set;

Thence N 23°33'18" E, a distance of 356.31 feet to a ½ inch capped iron rod set at the beginning of a curve to the left having a radius of 19.92 feet and a central angle of 81°24'39";

Thence along the aforementioned curve to the left an arc distance of 28.30 feet (chord bearing and distance of N 08°40'40" W, 25.98 feet) to a ½ inch capped iron rod set at the point of a reversing curve to the right, said curve to the right having a radius of 69.19 feet and a central angle of 194°08'43";

Thence along the aforementioned curve to the right an arc distance of 234.44 feet (chord bearing and distance of N 46°21'52" E, 137.32 feet) to a ½ inch capped iron rod set at another point of a reversing curve to the left, said curve to the left having a radius of 43.96 feet and a central angle of 28°05'52";

Thence along the aforementioned curve to the left an arc distance of 21.56 feet (chord bearing and distance of S 51°30'06" E, 21.34 feet) to a ½ inch capped iron rod set;

Thence N 23°33'18" E, a distance of 212.57 feet to a ½ inch capped iron rod set;

Thence S 66°08'11" E, crossing the common boundary line of the aforementioned called 30.669 acre CEDC tract and the aforementioned Lot 1, continuing on parallel to and 50.00 feet southerly of the north boundary line of said Lot 1, for a total distance of 861.24 feet to a ½ inch capped iron rod set in the east boundary line of said Lot 1 and in the west boundary line of a called 20.00 acre tract of land conveyed from Commerce Economic Development Corporation to Delaware Valley Wool Scouring Co on July 28, 2011 by correction special warranty deed recorded in Hunt County Clerk's Document Number 2011-7966, and from said rod a ½ inch iron rod found at the northeast corner of said Lot 1 and at the northwest corner of said called 20.00 acre tract bears N 29°32'06" E, a distance of 50.25 feet;

Thence S 29°32'06" W, along the common boundary line of the aforementioned Lot 1 and the aforementioned called 20.00 acre tract, a distance of

1,244.76 feet to a ½ inch iron rod found;

Thence N 88°20'47" E, along the common boundary line of the forementioned Lot 1 and the aforementioned called 20.00 acre tract, a distance of 51.48 feet to a ½ inch iron rod found;

Thence S 01°29'16" E, along the common boundary line of the aforementioned Lot 1 and the aforementioned called 20.00 acre tract, a distance of 61.83 feet to a ½ inch iron rod found in the centerline of County Road Number 4220, said rod being the most southern southeast corner of said Lot 1 and the most southern southwest corner of said called 20.00 acre tract, and said rod also being located in the north boundary line of the aforementioned Knight tract, said rod also being located in the common line of the Samuel Swartout Survey and the John Grilski Survey;

THENCE S 89 degrees 12 minutes 21 seconds W, along the centerline of County Road Number 4220, being the common boundary line of the aforementioned Lot 1 of the aforementioned Knight tract as well as the common line of the Samuel Swartout Survey and the John Grilski Survey, a distance of 134.31 feet to the Point of Beginning and containing 16.382 acres of land.