

4-1 F13

FILED FOR RECORD
at 1:37 o'clock P M

Notice of Trustee's Sale

FEB 21 2025

Date: February 19, 2025

Trustee: GEORGE IVAN ALEXANDER

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinson*

Current Owner and Holder of Note: HENRIETTA SMITH

Note: Contract for Deed executed on January 27, 2021 in the original principal amount of \$300,000.00

Contract for Deed

Date: January 27, 2021

Buyers: JAMES NORRIS, JASON STRICKLAND, and TREVOR McLEMORE

Lender: HENRIETTA SMITH

Recording information: NONE

Property: 8673 Private Road 3841, Quinlan, Texas 75474, further described in Exhibit "A", attached hereto for all purposes.

County: Hunt

Date of Sale (first Tuesday of month): April 1, 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 has been appointed Trustee under the Contract for Deed. 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 tract or parcel of land being situated in the George Pollett Survey, Abstract No. 821, Hunt County, Texas and also being a part of that certain tract as described in a Deed from O.N. Wade, et ux to W. W. Melton of record in Volume 343, Page 332 of the Deed Records of said County and this tract being more fully described as follows:

BEGINNING at a steel pin set in the South ROW line of F.M. Highway No. 35 which bears North 88 deg. 52 min. East a distance of 260.00 feet from a steel pin set at its intersection with the West line of said Melton tract;

THENCE continuing North 88 deg. 52 min. East with said ROW line a distance of 49.47 feet to a steel pin set for corner at an angle point in said ROW line;

THENCE North 89 deg. 44 min. East continuing with said South ROW line a distance of 98.72 feet to a steel pin set for corner in the West line of a proposed 60 foot wide roadway and access easement;

THENCE South 21 deg. 42 min. 32 sec. East with the West line of said easement a distance of 419.81 feet to a steel pin set for corner at an angle point in said easement;

THENCE South 02 deg. 21 min. 52 sec. West, continuing with said West line a distance of 160.00 feet to a steel pin set for corner at the Southwest corner of said easement;

THENCE South 87 deg. 38 min. 08 sec. East along the South line of said easement a distance of 60 feet to a steel pin set for corner at its Southeast corner;

THENCE South 02 deg. 21 min. 52 sec. West a distance of 424.19 feet to a steel pin set for corner;

THENCE North 86 deg. 59 min. 08 sec. West a distance of 320.61 feet to steel pin set for corner in the East line of a proposed 60 foot wide road;

THENCE North 01 deg. 08 min. 41 sec. West along the East line of said road a distance of 958.10 feet to the Place of Beginning and containing 6.2473 acres of land.