

Notice of Trustee's Sale

7-1-10
FILED FOR RECORD
at 2:39 o'clock P M

Date: May 13, 2025

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: RENEE SHELTON

Note: Note executed on May 23, 2022 in the original principal amount of \$175,000.00

Deed of Trust

Date: May 23, 2022

Grantor: JAMES AND LINDA GUTZMER

Lender: RENEE SHELTON

Recording information: Deed of Trust recorded under Document No. 2022-12047 of the Records of Hunt County, Texas on May 23, 2022.

Property:

All that certain lot, tract or parcel of land lying and being situated in the County of Hunt, State of Texas, and being Lot 12 in Block 2 of Hilltop Addition, Section 3, an addition to the City of Greenville according to the Plat of said Addition of record in Vol. 400, Page 110 of the Deed Records of Hunt County, Texas.

County: Hunt

Date of Sale (first Tuesday of month): July 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 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.

A handwritten signature in black ink, appearing to read "George Van Alexander", written over a horizontal line.

GEORGE VAN ALEXANDER, Trustee

Curtis & Alexander, P.C.

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