

AFTER RECORDING, RETURN TO:
North Garland Real Estate Holdings Co., LLC
3910 Harlington Lane
Richardson, Texas 75082-3654

FILE FOR RECORD
JENNIFER LINDENHART
CLERK OF COUNTY CLERK
20 JUL 22 PM 11:25
BY: [Signature]

NOTICE OF SALE BY TRUSTEE

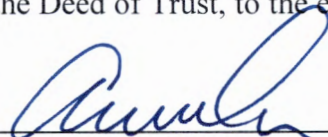
WHEREAS, on June 21, 2019, Ken Squared LLC, a Texas limited liability company executed a Deed of Trust conveying to Robert L. Pou, III as Trustee, the real estate hereinafter described, to secure North Garland Real Estate Holding Co., LLC, a Texas limited liability company in the payment of the indebtedness in said Deed of Trust, recorded in Clerk's File No. 2019-08909, Official Public Records of Hunt County, Texas; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due. North Garland Real Estate Holding Co., LLC as the current owner and holder of said debt, has appointed Grady R. Thompson or Stan McWilliams or Timothy McWilliams as Substitute Trustee upon the contingency and in the manner authorized by said Deed of Trust, to sell said property to satisfy said indebtedness, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the *1st day of September, 2020*, between 10:00 a.m. and 1:00 p.m. I will sell said Real Estate at the Courthouse steps designated by the County Commissioners to be the place for such foreclosure sales, to the highest bidder for cash. The sale will begin at 10:00 a.m. but not later than three hours after that time. Said Real Estate is described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

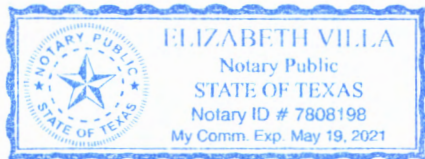
The warranty contained herein is expressly limited to and the property will be sold subject to any other matters which are superior to the lien of the Deed of Trust, to the extent such matters are valid, in existence and affect the property.

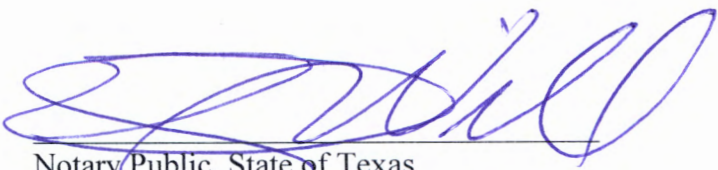


GRADY R. THOMPSON

State of Texas
County of Collin

This instrument was acknowledged before me on July 22, 2020 by Grady R. Thompson in the capacity therein stated.





Notary Public, State of Texas

EXHIBIT A

All that certain lot, tract or parcel of land situated in the REESE PRICE SURVEY, ABSTRACT NO. 822, Hunt County, Texas, and being a part of a 390.60 acres tract described as Tract One in a Warranty deed from Joyce C. Hamm to North Garland Real Estate Holding Co., LLC, dated July 12, 2017 and being recorded in Document no., 2017-09305 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at a Northeast corner of said Tract One, said point also being an interior corner of Lot 12 of Deer Trails, an addition to Hunt County, Texas as recorded in Volume 400, Page 1178 of the Plat Records of Hunt County, Texas;

THENCE S. 00 deg. 11 min. 33 sec. W. along an interior line of said Tract One, and along the most Southerly West line of Lot 12 of said Deer Trails, a distance of 130.32 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." found for corner at the southwest corner of Lot 12 and the northwest corner of Shady Woods Estates (unrecorded);

THENCE S. 01 deg. 06 min. 56 sec. E. and along the West line of Shady Woods Estates (unrecorded), a distance of 160.05 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." found for corner;

THENCE S. 00 deg. 21 min. 56 sec. W. along an interior line of said Tract One, and along the West line of said Shady Woods Estates, a distance of 884.44 feet to a 1/2" iron rod found for corner at an interior corner of said Tract One said point being at the Southwest corner of said Shady Woods Estates, said point also being at the Southwest corner of a 1.50 acres tract of land as described in a Warranty deed to Alisha Cavanaugh, as recorded in Document no. 2014-5556 of the Official Public Records of Hunt County, Texas, and also being the northwest corner of a 10.00 acres tract of land as described in a Warranty deed to Wilber L. Cruz and Dania P. Marquez, as recorded in Document no. 2018-06379 of the Official Public Records of Hunt County, Texas;

THENCE S. 02 deg. 24 min. 18 sec. W. along the west boundary line of said 10.00 acres Cruz tract, a distance of 723.40 feet to a 1/2" iron rod found for corner at the southwest corner of same and also being the northwest corner of a 1.1 acres tract of land as described in a Warranty deed to Kenneth Atchley and Marie Atchley, as recorded in Volume 1797, Page 610 of the Real Property Records of Hunt County, Texas;

THENCE S. 01 deg. 46 min. 02 sec. W. along a fence line, and along the most Southerly East line of said Tract One, and along the West line of said 1.1 acre tract, a distance of 422.42 feet to a 1/2" iron rod found for corner at the most Westerly Northwest corner of a tract of land described in a Deed from Kenneth Dwain Smith, et ux, to Apostolic Assembly of the Faith as recorded in Volume 974, Page 383, O.P.R.H.C.T;

THENCE S. 01 deg. 27 min. 35 sec. W. along a fence line, and along the most Southerly East line of said Tract One, and along the West line of said Apostolic tract, a distance of 764.30 feet to a concrete monument found for corner at the most Southerly Southeast corner of said Tract One, said point being the Southwest corner of said Apostolic tract, said point also being in the Sabine River Authority Take Line;

THENCE in a Westerly direction along said take line as follows:

N. 31 deg. 47 min. 20 sec. W. a distance of 1168.02 feet to a concrete monument found for corner,

N. 69 deg. 28 min. 45 sec. W. a distance of 655.40 feet to a concrete monument found for corner,

N. 57 deg. 38 min. 47 sec. W. a distance of 732.34 feet to a concrete monument found for corner;

S. 02 deg. 20 min. 15 sec. E. a distance of 602.77 feet to a concrete monument found for corner;

N. 83 deg. 24 min. 15 sec. W. a distance of 291.11 feet to a concrete monument found for corner;

S. 04 deg. 06 min. 05 sec. W. a distance of 1335.90 feet to a 1/2" iron rod set for corner;

S. 79 deg. 23 min. 17 sec. W. a distance of 598.92 feet to a 1/2" iron rod set for corner;

N. 35 deg. 42 min. 52 sec. W. a distance of 368.62 feet to a concrete monument found for corner at the most Southerly Southwest corner of said Tract One, said point being in East line of a tract of land as described in a Warranty deed to Mandy Cooper, as recorded in Document no. 2018-12526 of the Official Public Records of Hunt County, Texas;

EXHIBIT A
(Continued)

THENCE N. 02 deg. 51 min. 03 sec. E. along a fence line, and along the most Southerly West line of said Tract One, a distance of 635.09 feet to a 1/2" iron rod found for corner, said point being in the East line of said Cooper tract;

THENCE N. 00 deg. 49 min. 57 sec. E. along a fence line, and along the most Southerly West line of said Tract One, and along the East line of said Cooper tract, a distance of 1479.42 feet to a 1/2" iron rod found for corner at an interior corner of said Tract One, said point being the Northeast corner of said Cooper tract;

THENCE N. 88 deg. 54 min. 41 sec. W. along a fence line, and along an interior line of said Tract One, and along the North line of said Cooper tract, a distance of 943.15 feet to a 1/2" iron rod found for corner at the most Westerly Southwest corner of said Tract One, said point being the Northwest corner of said Cooper tract, said point being also in the East line of a called 23.97 acre tract described as Tract No. N-2-10 in a Deed from the Sabine River Authority to Cal-Ack Corporation as recorded in Volume 901, Page 256, D.R.H.C.T.;

THENCE N. 02 deg. 17 min. 52 sec. E. along a fence line and along the East line of said Tract No. N-2-10, a distance of 139.44 feet to a SRA concrete monument found for corner at the Northeast corner of said Tract N-2-10;

THENCE N. 02 deg. 04 min. 06 sec. E. along a fence line and along the most Northerly West line of said Tract One, a distance of 1841.62 feet to a 1/2" iron rod found for corner;

THENCE N. 01 deg. 44 min. 09 sec. E. along a fence line, and along the most Northerly West line of said Tract One, a distance of 766.36 feet to a 1/2" iron rod found for corner at the Northwest corner of said Tract One, said point also being the South line of West Lake Acres, an unrecorded addition to Hunt County, Texas;

THENCE S. 87 deg. 33 min. 13 sec. E. along a fence line, and along the North line of said Tract One, and along the South line of said West Lake Acres, a distance of 1298.13 feet to a 1/2" iron rod found for corner;

THENCE N. 60 deg. 43 min. 07 sec. E. along a fence line, and along the North line of said Tract One, a distance of 49.97 feet to a 1/2" iron rod found for corner;

THENCE N. 24 deg. 38 min. 40 sec. W. along a fence line, along the East line of West Lake Acres, a distance of 24.65 feet to a 1/2" iron rod found for corner;

THENCE N. 03 deg. 30 min. 51 sec. W. along a fence line, along the East line of West Lake Acres, a distance of 251.00 feet to a 36" oak tree found for corner;

THENCE N. 00 deg. 27 min. 11 sec. E. along a fence line, along the East line of West Lake Acres, a distance of 695.93 feet to a 3/8" iron rod found for corner;

THENCE N. 00 deg. 11 min. 54 sec. W. along a fence line, along the East line of West Lake Acres, a distance of 135.92 feet to a 1/2" iron rod found for corner at the southwest corner of a 10.388 acres tract of land as described in a Warranty deed to Lawrence Kissell, as recorded in Volume 1525, Page 572 of the Real Property Records of Hunt County, Texas;

THENCE S, 89 deg. 14 min. 51 sec. E. along the south line of said Kissell tract, a distance of 259.31 feet to a 3/8" iron rod found for corner at the southwest corner of a tract of land described in a Deed from Bessie Stringfellow to Brad T. Callaghan, et al, as recorded in Volume 1154, Page 281 of the O.P.R.H.C.T.

THENCE S. 88 deg. 38 min. 04 sec. E. along a fence line, along the South line of said Callahan tract, a distance of 621.65 feet to a 1/2" iron rod found for corner at the southwest corner of a tract of land described in a Deed to Juan Angel Medrano, et al as recorded in Document no. 2018-16224 of the O.P.R.H.C.T.;

EXHIBIT A

(Continued)

THENCE S. 88 deg. 37 min. 28 sec. E. along the South line of said Medrano tract, a distance of 128.75 feet to a 1/2" iron rod found for corner in a fence line at the Northwest corner of a tract of land described in a Deed from Loyd R. Fraser to Daniel D. Neufeld, et ux, as recorded in Volume 43, Page 717 of the R.P.R.H.C.T.;

THENCE S. 01 deg. 18 min. 26 sec. W. with the West line of said Neufeld tract (43/717), a distance of 338.71 feet to a 1/2" iron rod found for corner at the Southwest corner of said Neufeld tract (43/717), from said point a 1/2" iron rod with cap stamped "Owens" bears N. 06 deg. 17 min. 09 sec. E. a distance of 2.94 feet;

THENCE S. 01 deg. 12 min. 30 sec. W. with the West line of a tract of land described in a Deed from Loyd R. Fraser to Daniel D. Neufeld, et ux, as recorded in Volume 102, Page 11 of the R.P.R.H.C.T., a distance of 197.70 feet to a 1/2" iron rod found for corner at the Southwest corner of said Neufeld tract (102/11);

THENCE S. 88 deg. 05 min. 12 sec. E. with the South line of said Neufeld tract (102/11), a distance of 325.39 feet to a P-K nail found for corner in the centerline of a road at the Southeast corner of said Neufeld tract (102/11);

THENCE S. 01 deg. 09 min. 02 sec. W. a distance of 52.92 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner;

THENCE S. 88 deg. 00 min. 36 sec. E. at 715.23 feet pass a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for witness and continuing for a total distance of 745.23 feet to a P-K nail set for corner in the centerline of a road called Deer Park;

THENCE in a South direction with the the centerline of Deer Park as follows:

S. 00 deg. 11 min. 29 sec. E. a distance of 200.62 feet to a 60D Nail found for corner;
S. 25 deg. 29 min. 15 sec. E. a distance of 202.03 feet to a 60D Nail found for corner;
S. 01 deg. 43 min. 06 sec. E. a distance of 113.44 feet to a 60D Nail found for corner;
S. 25 deg. 53 min. 20 sec. W. a distance of 149.39 feet to a 60D Nail found for corner;
S. 00 deg. 37 min. 57 sec. W. a distance of 97.90 feet to a 60D Nail found for corner in the centerline of Deer Park at the northwest corner of a 5.85 acres tract of land as described in a Warranty deed to Peter R. Conwell as recorded in Document no. 2017-15748 of the Official Public Records of Hunt County, Texas;

THENCE S. 01 deg. 03 min. 36 sec. W. along the west line of said Conwell tract, a distance of 301.98 feet to a 60d nail found for corner;

THENCE S. 24 deg. 56 min. 07 sec. W. along the west line of said Conwell tract, a distance of 213.00 feet to a P-K nail found for corner;

THENCE S. 12 deg. 23 min. 48 sec. W. along the west line of said Conwell tract, a distance of 84.77 feet to a 60d nail found for corner at the southwest corner of same and at the Northeast corner of Lot 7, Deer Creek, an addition to Hunt County, Texas, as recorded on Volume 400, Page 872, P.R.H.C.T.;

THENCE N. 88 deg. 36 min. 24 sec. W. with the North line of Deer Creek, a distance of 464.54 feet to a 1/2" iron rod found for corner at the most northerly northwest corner of Deer Creek;

THENCE S. 01 deg. 19 min. 27 sec. W. with the West line of Deer Creek, a distance of 249.79 feet to a 1/2" iron rod found for corner at an interior corner of Deer Creek;

THENCE N. 88 deg. 37 min 35 sec. W. with the most Westerly North line of Deer Creek, a distance of 100.39 feet to a 1/2" iron rod found for corner at the most Westerly Northwest corner of Deer Creek;

EXHIBIT A
(Continued)

THENCE S. 01 deg. 17 min. 24 sec. W. with the West line of Deer Creek, a distance of 470.36 feet to a 16 inch oak tree found for corner in the West line of Deer Creek;

THENCE S. 18 deg. 18 min. 39 sec. E. with the West line of Deer Creek, a distance of 31.82 feet to a 16 inch oak tree found for corner in the West line of Deer Creek;

THENCE S. 05 deg. 18 min. 10 sec. E. with the West line of Deer Creek, a distance of 35.41 feet to a 1/2" iron rod found for corner in the West line of Deer Creek;

THENCE S. 65 deg. 17 min. 47 sec. E. with the West line of Deer Creek, a distance of 32.09 feet to a 30 inch oak tree found for corner at the Southwest corner of Deer Creek;

THENCE S. 89 deg. 01 min. 46 sec. E. with the South line of Deer Creek, a distance of 951.53 feet to a 5/8" iron rod found for corner at the Southeast corner of Deer Creek, said point also being the most Westerly Southwest corner of said Deer Trails;

THENCE S. 84 deg. 55 min. 47 sec. E. with the most Westerly South line of Deer Trails, a distance of 162.63 feet to the POINT OF BEGINNING and containing 348.83 acres of land.