

FILED FOR RECORD
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[Signature]

Notice of Trustee's Sale

Date: March 14th, 2022

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: SAMUEL DEMISSEW and SAMSON KESIME

Note: Note executed on March 4, 2021, in the original principal amount of \$84,775.59

Deed of Trust

Date: March 4, 2021

Grantor: CLYDE'S GARAGE, LLC

Lender: SAMUEL DEMISSEW and SAMSON KESIME

Recording information: Deed of Trust recorded under Document No. 2021-05211 of the Official Public Records of Hunt County, Texas on March 15, 2021.

Property: Being a tract of land situated in the N.H. Darnell survey, Abstract No. 257, Hunt County, Texas, same being a tract of land conveyed to Samuel Demissew and Samson Kesime, by deed recorded in Volume , Page Deed Record, Hunt County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being a Southeast corner of that tract of land conveyed to Khiem Huu Nguyen and Hoa Tran Nguyen, by deed recorded in Volume 1134 Page 205, Deed Records, Hunt County, Texas, and being along the North line of W. State Highway 276 (public right-of-way);

THENCE North 00° 39' 43" West, along the East line of said Chia tract, a distance of 300.70 feet to a 1/2 inch iron rod found stamped "Owens" for corner, said corner being an "ell" corner of said Chia tract;

THENCE North 87° 18' 20" East, along a South line of said Chia tract, a distance of 296.23 feet to a 1/2 inch iron rod found stamped "Owens" for corner, said corner being a southeast corner of said Chia tract, and being along the West line of Hillcrest Street (public right- of- way);

THENCE South 00° 41' 33" East, along a West line of said Hillcrest Street, a distance of 307.51 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG" for corner, said corner being an intersection of the West line of said Hillcrest Street, and the North line of said W. State Highway 276;

THENCE South 88° 37'22" West, along the North line of said W. State Highway 276, a distance of 296.23 feet to the POINT OF BEGINNING and containing 90,052 square feet or 2.07 acres of land.

County: Hunt

Date of Sale (first Tuesday of month): April 5, 2022

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.



GEORGE IVAN ALEXANDER, Trustee
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