

Notice of Trustee's Sale

Date: February 29, 2024

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: JONATHAN ANDREW KUIPERS

Note: Note executed on December 16, 2020 in the original principal amount of \$102,000.00

Deed of Trust

Date: December 16, 2020

Grantor: CIRILO HERNANDEZ PALOMARES

Lender: JONATHAN ANDREW KUIPERS

Recording information: Deed of Trust recorded under Document No. 2020-3227 of the Official Public Records of Rains County, Texas on December 18, 2020.

Property: Being a 10.01 acre tract of parcel of land situated in the Marshall Crawford Survey, Abstract No. 51, Rains County, Texas, and being part of the remainder of that certain called 740.52 acre tract of land conveyed from Harvey-Keel Land Co., LLC to Reid Feeders, LLC, by Warranty Deed, as recorded in File #201650986, Official Public Records, Rains County, Texas, and being more particularly described in Exhibit A, attached hereto for all purposes.

County: Rains

Date of Sale (first Tuesday of month): April 2, 2024

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 Rains County Courthouse in Emory, Texas, at the following location:

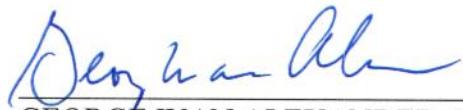
West most side of the Rains County Courthouse which is located at 167 East Quitman Street, Emory, Texas 75440, or as designated by the County Commissioners.

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.

2024 FEB 29 AM 11:36
FILED FOR RECORD
RAINS COUNTY TEXAS
CLERK'S OFFICE
BY [Signature]

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
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"

Being a 10.01 acre tract or parcel of land situated in the Marshall Crawford Survey, Abstract No. 51, Rains County, Texas, and being part of the remainder of that certain called 740.52 acre tract of land conveyed from Harvey-Keel Land Co., LLC to Reid Feeders, LLC, by Warranty Deed, as recorded in File #2015-0986, Official Public Records, Rains County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West margin of Farm to Market Road No. 2737, at the Southeast corner of a called 55.158 acre tract of land conveyed to Michael James, by Warranty Deed with Vendor's Lien, as recorded in File #2018-0446, Official Public Records, Rains County, Texas, and at the most Easterly Northeast corner of the remainder of said 740.52 acre tract, from which a 1/2" iron rod found bears North 87 degrees 34 minutes 48 seconds East, a distance of 4.00 feet;

THENCE South 01 degrees 23 minutes 08 seconds East, along the West margin of Farm to Market Road No. 2737 and with an East line of the remainder of said 740.52 acre tract, a distance of 340.33 feet to a concrete Right-of-Way monument found at the beginning of a curve to the left, with a radius of 1,687.02 feet, a delta angle of 02 degrees 52 minutes 41 seconds, the chord of which bears South 02 degrees 43 minutes 16 seconds East, for a chord distance of 84.73 feet;

THENCE along the arc of said curve, along the West margin of Farm to Market Road No. 2737, and with an East line the remainder of said 740.52 acre tract, for an arc length of 84.74 feet to a 1/2" iron rod set capped (By-Line) for the Southeast corner of this 10.01 acre tract and the Northeast corner of a 10.01 acre tract, surveyed this same day;

THENCE South 87 degrees 34 minutes 48 seconds West, over and across the remainder of said 740.52 acre tract and with the North line of the above mentioned 10.01 acre tract, a distance of 1,023.98 feet to a 1/2" iron rod set capped (By-Line) for corner the Southwest corner of this 10.01 acre tract and the Northwest corner of the above mentioned 10.01 acre tract;

THENCE North 02 degrees 25 minutes 12 seconds West, over and across the remainder of said 740.52 acre tract, a distance of 425.00 feet to a 1/2" iron rod set capped (By-Line) for corner in the South line of said 55.158 acre tract and in a North line of the remainder of said 740.52 acre tract, from which a 1/2" iron rod found capped (Beasley) at the Southwest corner of said 55.158 acre tract and at an ell corner of the remainder of said 740.52 acre tract bears South 87 degrees 34 minutes 48 seconds West, a distance of 1,158.45 feet;

EXHIBIT "A" CONTINUED

THENCE North 87 degrees 34 minutes 48 seconds East, with the South line of said 55.158 acre tract and with a North line of the remainder of said 740.52 acre tract, a distance of 1,029.68 feet to the POINT OF BEGINNING and CONTAINING 10.01 acres of land.