



NOTICE OF SUBSTITUTE TRUSTEE'S NON-JUDICIAL FORECLOSURE SALE

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF HAMILTON §

WHEREAS, by that certain Deed of Trust dated as of August 24, 2020, executed by DEBOER AGRICULTURAL HOLDINGS, LLC ("Grantor"), to King Title Company, Trustee, for the benefit of GREATER NEVADA CREDIT UNION ("Lender"), filed for record as Document Number 20201741 in the deed records of Hamilton County, Texas (the "Deed of Trust") and any and all addendums and/or modifications to such Deed of Trust, which are incorporated herein for all purposes, Grantors conveyed to Trustee certain property situated in Hamilton County, Texas (the "Property"), which Property includes the real property, the improvements thereon as described in the Deed of Trust, said real property being all that certain tract or parcel of land situated in Hamilton County, Texas, more fully described in Exhibit "A" attached hereto and made a part hereof for all purposes, to secure the repayment of that certain Promissory Note dated on or about August 24, 2020, in the original principal amount of \$350,000.00, executed by Grantor, Durk DeBoer, and Shawna DeBoer as Maker and payable to the order of Lender, and all renewals, extensions and modifications thereto (the "Note"), and any and all other indebtedness secured by and described in the Deed of Trust; and

WHEREAS, by instrument entitled Appointment of Substitute Trustee, the Lender, the beneficiary of the Note and Deed of Trust, appointed John H. Ivie, III, Katherine M. Thompson, Richard H. Hester, or David Garvin as Substitute Trustee, whose address is 1401 Burnham Dr., Plano, Texas 75093;

WHEREAS, default has occurred under the terms of the Note secured by the Deed of Trust, and the outstanding principal balance, together with accrued but unpaid interest and other sums owed pursuant to the Note and Deed of Trust (the "Indebtedness"), is now wholly due and payable; and

WHEREAS, the owner and holder of said Note has requested the undersigned to sell all personalty located on the Property in accordance with the terms and provisions of Article 9 of the Texas Business and Commerce Code. The sale of the personalty will be held at the same time and place as the above described real property sale; however, for purposes of determining the scope of this sale conducted pursuant to this paragraph, all personalty and improvements located on the Property shall be deemed realty to the extent permitted by the Deed of Trust and the laws of the State of Texas.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on June 4, 2024, no earlier than 12:00 o'clock p.m., nor later than 3:00 o'clock p.m., I, or another duly appointed substitute trustee under the Deed of Trust, will sell the Property and all of the components thereof and all personalty located on

POSTED

10:45
5/14/2024

DM

the Property in the area designated by the Commissioner's Court of Hamilton County, Texas, to the highest bidder for cash (the "Sale").

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.

EXECUTED this 14 day of May, 2024.

By: Richard H. West

Substitute Trustee

EXHIBIT "A"

All that certain lot, tract, or parcel of land, situated in Hamilton County, Texas, and being 163.3 acres of land, about 10 miles Northeast of the Town of Hamilton, Texas, being part of a survey patented to Robert M. Williams on March 30, 1854, Patent No. 750, Volume 6, Abstract No. 693, and described as follows:

BEGINNING S. 60° W. 338.8 vs. from the NEC of said Robert M. Williams Survey a post in fence for NEC of this tract.

THENCE S. 60° W. along fence 352.0 vs. a post in fence for NWC of this tract.

THENCE S. 30° E. along fence 1642.0 vs. the SWC of this tract on North side of Public Road.

THENCE N. 60° E. along North side of Public Road 562 vs. the SEC of this tract.

THENCE N. 30° W. along fence 1642 vs. to the Place of Beginning, containing 163.3 acres of land.

FILED and RECORDED

Instrument Number: 20240855 B: RP V: 642 P: 131

Filing and Recording Date: 05/14/2024 10:41:47 AM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Rachel L. Geeslin

Rachel Lamb Geeslin, County Clerk
Hamilton County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.