

**Notice of Trustee's Sale**

FILED FOR RECORD

Date: June 22, 2020

2020 JUN 25 PM 1:40

Substitute Trustee: GEORGE IVAN ALEXANDER

SUSAN J. TRICELAND  
COUNTY CLERK, VAN ZANDT COUNTY

Current Owner and Holder of Note: VETERINARY MEDICAL HOSPITAL, INC.

Note: Note dated May 15, 2018 in the original principal amount of \$104,000.00.

**Deed of Trust**

Date: May 15, 2018

Grantor: KOKB MEDICAL PROPERTIES, LLC

Lender: VETERINARY MEDICAL HOSPITAL, INC.

Recording information: Deed of Trust recorded under Document No. 2018-07610 of the Records of Hunt County, Texas on May 16, 2018.

Property: All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of the L.M. Brizendine Surv., Abst. 70, and being Lt. 2 of WILKINS Subdivision, an addition to the City of Greenville, according to the plat thereof recorded in Vol. 400, Pg. 392, Hunt County Plat Records, SAVE & EXCEPT: All that certain lot, tract or parcel of land situated in the L.M. Brizendine Survey, Abstract No. 70, City of Greenville, Hunt County, Texas, and being part of Lot 2 of the Wilkins Subdivision, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 392 of the Plat Records of Hunt County, Texas, and all being more particularly described on Exhibit "A" attached hereto and incorporated herein as if fully set forth.

County: Hunt

Date of Sale (first Tuesday of month): August 4, 2020

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter. The sale shall be completed by no later than 4:00 P.M.

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  
Curtis, Alexander, McCampbell, P.C.  
2708 Washington Street; P.O. Box 1274  
Greenville, Texas 75403-1274  
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Fax: (903) 454-3371  
[george@curtisalexander.net](mailto:george@curtisalexander.net)

## EXHIBIT "A"

ALL THAT CERTAIN lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of the L. M. Brizendine Surv., Abst. 70, and being Lt. 2 of WILKINS Subdivision, an addition to the City of Greenville, according to the plat thereof recorded in Vol. 400, pg. 392, Hunt County Plat Records, and being more particularly described as follows:  
BEGINNING at an iron rod set on the E line of Stonewall Street, said point being the NW corner of the above cited Lt. 2;  
THENCE E a distance of 302.48 ft. to an iron rod set on the W line of Finney Addition to said City, according to the plat thereof recorded in Vol. 400, pg. 32, Hunt County Plat Records;  
THENCE S 0 deg. 55'7" W along the W line of the above cited Finney Addition a distance of 126.02 ft. to an iron rod set for a corner;  
THENCE W a distance of 60.46 ft. to an iron rod found for a corner, said point being the most Southerly SW corner of the above cited Lt. 2;  
THENCE N a distance of 70 ft. to an iron rod found for corner, said point being an ell corner at the above cited Lt. 2;  
THENCE W a distance of 240 ft. to an iron rod set on the E line of Stonewall Street, said point being the SW corner of the above cited Lt. 2;  
THENCE N along the E line of Stonewall Street a distance of 56 ft. to the Point Of Beginning, and containing .486 acres of land, and also being known as 4527 Stonewall Street.

### SAVE & EXCEPT

All that certain lot, tract or parcel of land situated in the L.M. Brizendine Survey, Abstract No. 70, City of Greenville, Hunt County, Texas, and being part of Lot 2 of the Wilkins Subdivision, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 392 of the Plat Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at an interior corner of the above cited Lot 2, said point also being the Northeast corner of Lot 3;

THENCE N. 89 deg. 35 min. 23 sec. E. a distance of 60.74 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the West line of the Finney Addition, an Addition to the City of Greenville, according to the Plat thereof recorded in Volume 400, Page 32 of the Plat Records of Hunt County, Texas;

THENCE S. 00 deg. 11 min. 50 sec. E. with the West line of the Finney Addition a distance of 70.19 feet to a 5/8" iron rod found for corner at the Southeast corner of Lot 2, said point also being the Northeast corner of Lot 4;

THENCE S. 89 deg. 39 min. 49 sec. W. with the most Easterly South line of Lot 2 and the North line of Lot 4 a distance of 80.61 feet to a 1/2" iron rod found for corner at the most Southerly Southwest corner of Lot 2, said point also being the Southeast corner of Lot 3;

THENCE N. 00 deg. 22 min. 49 sec. W. with the most Southerly West line of Lot 2 and the East line of Lot 3 a distance of 70.11 feet to the POINT OF BEGINNING and containing 0.090 acres of land.