

NOTICE OF TRUSTEE'S 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."

Date: August 23, 2017

CONTRACT FOR DEED:

DATE: March 1, 2004

BUYERS: Barbara Cuesta and John T. Songer

ASSIGNMENT: John T. Songer to Barbara Cuesta dated March 17, 2011, recorded under Instrument Number 2015-8461 in the Hunt County Records.

SELLER: Sheffield Properties Inc

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: All that certain lot tract or parcel of land situated in the Shelby County School Land Survey, Abstract No. 946, Block 39, Hunt County, Texas, and being particularly described in Exhibit "A."

HOLDER: Sheffield Properties Inc
P.O. Box 69
Rockwall, Texas 75087-0069

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102

DATE OF SALE (first Tuesday of month): October 3, 2017

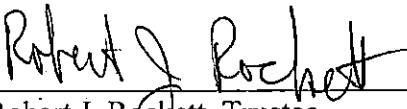
EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: The North steps of the Courthouse located at 2500 Lee Street, Greenville, Texas 75401, including the hallway area 20 feet inside the North door on the Second Floor.

FILE FOR RECORDS
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
17 SEP -8
BY: DEPUTY

Default has occurred in the Contract for Deed. Barbara Cuesta failed to cure the default after notice, and the period to cure has expired. Seller, the owner and holder of the Contract for Deed, has designated Trustee to post, file, and serve notice of the sale and conduct the sale as prescribed by section 51.002 of the Texas Property Code.

Trustee will sell the Property at public auction to the highest bidder for cash at the Place of Sale on the Date of Sale to satisfy the unpaid balance of the Contract for Deed. The earliest time the sale will begin is the Time of Sale, and the sale will be conducted no later than three hours after that time.



Robert J. Rockett, Trustee

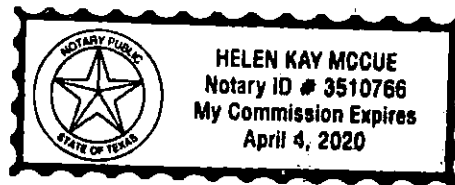
STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on August nd 23, 2017.



NOTARY PUBLIC
STATE OF TEXAS



After recording, return to:

Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

NOTICE OF TRUSTEE'S SALE

C:\Documents and Settings\HP_Owner\Kims Documents\LAND HEADQUARTERS\Foreclosures\2017\October\8-22-17 Cuesta Notice of Foreclosure.doc

EXHIBIT A

ROCKWALL SURVEYING COMPANY, INC.

2231 RIDGE ROAD, SUITE 203-A, ROCKWALL, TX. 75087

Phone 972-723-1871 - Fax 972-722-1878

LAND SURVEYING AND PLANNING

FIELD NOTE DESCRIPTION OF LOT 8 "FOREHAND MEADOWS"

All that certain lot tract or parcel of land situated in the SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 948, Block 39, Hunt County, Texas, and being a part of that 80.00 acre tract of land as described in a Warranty Deed from H.L. Shaw and wife, Viola Shaw to J.E. Forehand and wife, Laura Belle Forehand, dated December 14, 1948 and being recorded in Volume 484, Page 583, of the Deed Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set for corner in the South boundary line of said 80.00 acres tract, said point being EAST 697.42 feet from the Southwest corner of the above cited tract of land in the centerline County Road 2647:

THENCE NORTH, at 30.00 feet pass a 1/2" iron rod set for witness, and continuing for a total distance of 622.29 feet to a 1/2" iron rod set for corner;

THENCE WEST a distance of 280.00 feet to a 1/2" iron rod set for corner;

THENCE NORTH a distance of 654.37 feet to a 1/2" iron rod set for corner in the North boundary line of said 80 acres tract in a wire fence;

THENCE S 89 deg. 49 min. 50 sec. E. along the North line of said tract along and near a wire fence a distance of 310.00 feet to a 1/2" iron rod set for corner;

THENCE SOUTH, at 1284.77 feet pass a 1/2" iron rod set for witness and continuing for a total distance of 1314.47 feet to a 1/2" iron rod set for corner in the South boundary line of said 80.00 acres tract and in the center of County Road 2647;

THENCE WEST along said County Road a distance of 30.00 feet to the POINT OF BEGINNING and containing 5.358 acres of land.

SEE ATTACHED PLAT OF THIS DATE.

I Harold D. Fetty, III a duly Registered Professional Land Surveyor for the State of Texas hereby certify that the above field note description of the property surveyed for LAND HEADQUARTERS COMPANY, of 5.358 ACRES TRACT, on the SHELBY COUNTY SCHOOL LAND SURVEY, A-948, Hunt County, Texas, is true and correct, there are no visible or apparent easements or encroachments from adjoining owners (other than shown on attached plat) and the same was surveyed by me on the ground the 2nd day of September, 1997



HAROLD D. FETTY, III
R.P.L.S. NO. 5034

EXHIBIT A.

