

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: March 4, 2021

CONTRACT FOR DEED:

DATE: May 3, 2016
BUYER: Victor M. Huichapa
SELLER: Avina Properties, Inc

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: See Exhibit "A" attached hereto and incorporated herein by reference

HOLDER: Avina Properties, Inc
P.O. Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

SENDER OF NOTICE: Robert J. Rockett
307 W. 7th Street #1719
Fort Worth, Texas 76102-5114

DATE OF SALE (first Tuesday of month): April 6, 2021

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 or if no area is designated the area designated by the Commissioners Court where sales are to take place.

Default has occurred in the Contract for Deed. Buyer has 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

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY
21 MAR 12 AM 9:59
BY: DEPUTY

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

After recording, return to:

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

EXHIBIT "A"

TRACT 1

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JAMES HAMILTON SURVEY, ABSTRACT NO. 515, BEING PART OF A 41.299 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM RANDOLPH WILSON TO CODY WELDON STEWART, ET UX, AS RECORDED IN VOLUME 592 AT PAGE 18 OF THE DEED RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET FOR CORNER IN A FENCE LINE AND THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT, BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST BEARING S. 89 DEG. 58' 17", ALONG SAID FENCE A DISTANCE OF 203.99 FEET AT THE SOUTHEAST CORNER OF A 10.483 ACRE TRACT OF LAND AS CONVEYED TO JAMES C. JONES ET UX, AS RECORDED IN VOLUME 45 AT PAGE 409 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY;

THENCE N.00 DEG. 00' 00" E. A DISTANCE OF 548.37 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N.90 DEG. 00' 00" E. A DISTANCE OF 132.30 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S. 75 DEG. 47' 35" E. A DISTANCE OF 75.26 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S.00 DEG. 00' 00" W. A DISTANCE OF 529.80 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN A FENCE LINE AND THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT;

THENCE S. 89 DEG. 58' 17" W. ALONG A FENCE LINE AND THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT, A DISTANCE OF 205.25 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.568 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JAMES HAMILTON SURVEY, ABSTRACT NO. 515, BEING PART OF A 41.299 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM RANDOLPH WILSON TO CODY WELDON STEWART, ET UX, AS RECORDED IN VOLUME 592 AT PAGE 18 OF THE DEED RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST FOR CORNER OF THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT, BEING THE SOUTHEAST CORNER TO A 10.483 ACRE TRACT OF LAND CONVEYED TO JAMES C. JONES, ET UX, AS RECORDED IN VOLUME 45 AT PAGE 409 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY;

THENCE N. 00 DEG. 00' 00" E. ALONG A FENCE LINE AND THE EAST LINE OF SAID 10.483 ACRE TRACT, A DISTANCE OF 548.47 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE N. 90 DEG. 00' 00" E. A DISTANCE OF 203.99 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE S. 00 DEG. 00' 00" W. A DISTANCE OF 548.37 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN A FENCE AND THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT;

THENCE S. 89 DEG. 58' 17" W. ALONG A FENCE THE SOUTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT, A DISTANCE OF 203.99 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 2.568 ACRES OF LAND;

TOGETHER WITH THE FOLLOWING ACCESS EASEMENTS

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE JAMES HAMILTON SURVEY, ABSTRACT NO. 515, BEING PART OF A 41.299 ACRE TRACT OF LAND AS DESCRIBED IN A DEED FROM RANDOLPH WILSON TO CODY WELDON STEWART, ET UX, AS RECORDED IN VOLUME 592 AT PAGE 18 OF THE DEED RECORDS OF HUNT COUNTY AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE NORTH LINE OF THE REMAINDER OF PARENT 41.299 ACRE TRACT, BEING FURTHER MARKED BY A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER POST AT THE NORTHEAST CORNER OF A 10.483 ACRE TRACT OF LAND AS CONVEYED TO JAMES C. JONES, ET UX, AS RECORDED IN VOLUME 45, PAGE 409 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, BEARING S. 89 DEG. 19' 51" W. A DISTANCE OF 347.62 FEET;

THENCE N. 89 DEG. 19' 51" E. A DISTANCE OF 40.16 FEET TO A POINT FOR CORNER;

THENCE S. 04 DEG. 28' 48" W. A DISTANCE OF 386.90 FEET TO A POINT FOR CORNER;

THENCE S. 75 DEG. 47' 35" E. A DISTANCE OF 324.73 FEET TO A POINT FOR CORNER;

THENCE S. 00 DEG. 00' 00" W. A DISTANCE OF 31.63 FEET TO A POINT FOR CORNER;

THENCE N. 89 DEG. 48' 12" E. A DISTANCE OF 197.11 FEET TO A POINT FOR CORNER;

THENCE S. 05 DEG. 53' 26" W. A DISTANCE OF 40.23 FEET TO A POINT FOR CORNER;

THENCE S. 89 DEG. 48' 12" W. A DISTANCE OF 232.98 FEET TO A POINT FOR CORNER;

THENCE N. 00 DEG. 00' 00" E. A DISTANCE OF 40.63 FEET TO A POINT FOR CORNER;

THENCE N. 75 DEG. 47' 35" W. A DISTANCE OF 226.47 FEET TO A POINT FOR CORNER;

THENCE S. 90 DEG. 00' 00" W. A DISTANCE OF 208.80 FEET TO A POINT FOR CORNER;

THENCE N. 00 DEG. 00' 00" E. A DISTANCE OF 40.00 FEET TO A POINT FOR CORNER;

THENCE N. 90 DEG. 00' 00" E. A DISTANCE OF 112.23 FEET TO A POINT FOR CORNER;

THENCE N. 04 DEG. 28' 48" A DISTANCE OF 401.73 FEET RETURNING TO THE POINT OF BEGINNING AN CONTAINING 1.029 ACRE OF LAND.

BEING A STRIP OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE JAMES HAMILTON SURVEY, ABSTRACT NO. 515, BEING PART OF THE 33.701 ACRE TRACT DESCRIBED IN THE DEED FROM RANDOLPH WILSON, ET UX, TO CODY WELDON STEWART, ET UX, RECORDED IN THE DEED RECORDS OF HUNT COUNTY IN VOLUME 592, PAGE 18 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A ONE INCH PIPE FOUND AT A FENCE CORNER ON THE SOUTH LINE OF COUNTY ROAD NO. 2276, SAID POINT BEING IN THE WEST LINE OF THE 2.00 ACRE TRACT DESCRIBED IN THE DEED FROM CODY W. STEWART, ET UX, BOBBY T. WATSON, ET UX, RECORDED IN THE REAL PROPERTY RECORDS OF HUNT COUNTY IN VOLUME 170 AT PAGE 531, BEING S. 01 DEG. 08' 48" W. 25 FEET FROM THE NORTHWEST CORNER OF SAID 2.00 ACRE TRACT;

THENCE S. 01 DEG. 08' 48" W. ALONG A FENCE 414.00 FEET TO A ONE INCH DIAMETER PIPE FOUND AT A CORNER AT THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, FOR A CORNER;

THENCE S. 19 DEG. 22' 33" E. 239.54 FEET TO A POINT FOR CORNER;

THENCE S. 21 DEG. 51' 00" W. 217.39 FEET TO A POINT IN FENCE ON THE SOUTH LINE OF SAID 33.701 ACRE TRACT, FOR A CORNER;

THENCE S. 89 DEG. 42' 08" W. ALONG A FENCE 64.78 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER;

THENCE N. 21 DEG. 51' 00" E. 225.56 FEET TO A POINT FOR A CORNER;

THENCE N. 19 DEG. 37' 10" W. 231.47 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER, FOR A CORNER;

THENCE N. 01 DEG. 10' 15" E. ALONG A FENCE 414.55 FEET TO A 1/2 INCH ROD FOUND AT A FENCE CORNER ON THE SOUTH LINE OF COUNTY ROAD NO. 2276, FOR A CORNER

THENCE. 89 DEG. 51' 27" E. 59.81 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 1.179 ACRES OF LAND, MORE OR LESS