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**NOTICE OF TRUSTEE 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 duty including active military duty 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.”***

Date: January 19, 2023

**CONTRACT FOR DEED**

DATE: December 4, 2017

GRANTOR: Daniel Flores

GRANTOR’S ADDRESS: Daniel Flores  
5845 Rancho Drive  
Quinlan, TX 75474

SELLER: Avina Properties, LLC

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: Lot 11-6C, Mary Latham Survey, Hunt County, Texas

HOLDER: Avina Properties, LLC  
PO Box 490069  
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Rebecca Martinez

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

FILED FOR RECORD  
BECKY LANDRUM  
COUNTY CLERK HUNT CO. TX

23 JAN 24 AM 10:26  
Y. DEPUTY

DATE of PROPERTY SALE: (First Tuesday of the Month): March 7, 2023

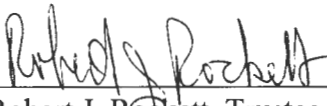
EARLIEST TIME OF SALE OF PROPERTY: **1:00 PM**

PLACE OF PROPERTY SALE: The sale will be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Default has occurred in the Note and 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 Note

and 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 Note. 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.

  
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Robert J. Rockett, Trustee

Robert J. Rockett  
307 West 7<sup>th</sup> St Ste. 1719  
Fort Worth, Texas 76102  
817-332-2434