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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 2, 2024

FILED FOR RECORD
at 10:02 o'clock A M

JAN 05 2024

CONTRACT FOR DEED

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojos*

DATE: March 18, 2018

GRANTOR: Susie Aguilar and Dagoberto Esparza

GRANTOR’S ADDRESS: Susie Aguilar and Dagoberto Esparza
10699 Newell Creek Drive
Quinlan, Texas 75474

SELLER: Dresco Investment, Inc.

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: Being Lot 19, of THE CEDARS ESTATES, an addition to Hunt County, Texas, according to the plat thereof in Volume 400 at Page 962 in Cabinet Don Slide 320 of the Plat Records of Hunt County, Texas, or more commonly known as: 10699 NEWELL CREEK DRIVE, QUINLAN, TEXAS 75474.

HOLDER: Dresco Investment, Inc.
PO Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett, Cathyrine Rockett or Rebecca Martinez

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

DATE of PROPERTY SALE: (First Tuesday of the Month): February 6, 2024

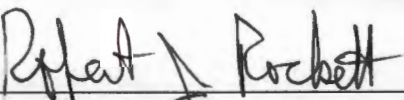
EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: The sale will be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 as designated by the Commissioners' Court, of said county pursuant to Section 51.002 of the Texas Property Code as amended; 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.



Robert J. Rockett, Trustee

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