

COPY

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: April 11, 2024

FILED FOR RECORD
at _____ o'clock _____ M
APR 11 2024
BECKY LANDRUM
County Clerk, Hunt County, Tex.
By _____

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. 7th Street #1719
Fort Worth, Texas 76102

FILED FOR RECORD
at 10:49 o'clock 0 M
APR 12 2024
BECKY LANDRUM
County Clerk, Hunt County, Tex.
By [Signature]

DATE of PROPERTY SALE: (First Tuesday of the Month): May 7, 2024

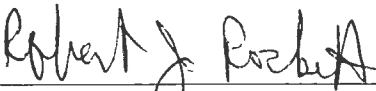
EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: The sale will be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 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
