

Notice of Foreclosure Sale/Trustee Sale

2-4-F22
FILED FOR RECORD
at 12:26 o'clock P M

JAN 14 2025

1. **Property to Be Sold.** The property to be sold is described as follows:

BECKY LANDRUM
County Clerk, Hunt County, Tex
by [Signature]

Being a tract of land as described below, but more commonly known as:

1503 STONEWALL STREET, GREENVILLE, TEXAS 75496:

Property (including any improvements): See Exhibit "A" Attached

Instrument to be Foreclosed. The instrument to be foreclosed is the deed of trust recorded in the real property records of Hunt County, Texas with Instrument Number **2023-12196**

2. **Date, Time and Place of Sale.** The Sale is scheduled to be held at the following date, time, and place:

Date: February 4, 2025

Time: The sale will begin no earlier than 1:00 p.m. or no later than three hours thereafter.

Place: The place of the sale shall be: The Hunt County Courthouse at the following location: On the North steps, including the hallway area 20 feet inside the North door on the Second floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the most recently designated by the County Commissioner's Court.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled

in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refilling may be after the date originally scheduled for this sale.

3. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold. The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extend of such matters, if any.

Pursuant to the deed of trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be

announced before bidding is opened for the first sale of the day held by the trustee or any substituted trustee.

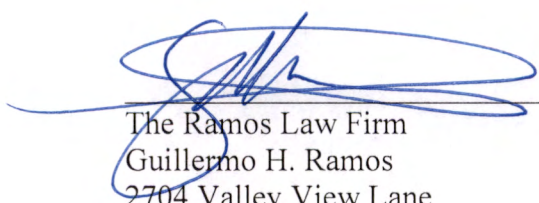
4. **Type of Sale.** The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Olivia Cruz.

5. **Obligations Secured.** The deed of trust provided that it secured the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to (a) the promissory note in the original principal amount of \$153,000.00 executed by Olivia Cruz, and payable to the order of Juan Mata; and (b) all renewals and extension of the note and; (c) any and all present and future indebtednesses of Olivia Cruz, to Juan Mata. Juan Mata is the current owner and holder of the Obligations and is the beneficiary under the deed of trust. Questions concerning the sale may be directed to the undersigned or to the beneficiary.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the 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.

January 14, 2025



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EXHIBIT "A"

BEING all that certain lot, tract or parcel of land situated in the John Gillespie Survey, Abstract No. 377A, Hunt County, Texas, being Lot 1B, Block 377A of the Original Town of Greenville, Hunt County, Texas of an unrecorded plat, being a tract of land described in deed to Juan Mata, recorded under Instrument No. 2022—05971, Deed Records, Hunt County, Texas (D.R.H.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron rod found for corner in the West line of a tract of land described in deed to Shakil Chowdhury, recorded under Instrument No. 2017-15820 (D.R.H.C.T.), at the Northeast corner of a tract of land described in deed to Dolores Gonzales, recorded in Volume 187, Page 606 (D.R.H.C.T.), being the Southeast corner of said Mata tract;

THENCE 89 deg. 38 min. 44 sec. West, a distance of 90.00 feet to a point for corner in the North line of said Gonzales tract, from which a 1/2 inch iron rod found for reference bears South 87 deg. 32 min. 17 sec. East, a distance of 2.71 feet;

THENCE North 00 deg. 21 min. 16 sec. West, a distance of 36.00 feet to a point for corner in the South line of a tract of land described in deed to Jimmy Glen Jenkins and wife, Debra Kaye Jenkins, recorded in Volume 349, Page 478 (D.R.H.C.T.), from which a 1/2 inch iron rod found for reference bears South 79 deg. 54 min. 09 sec. East, a distance of 2.79 feet;

THENCE North 89 deg. 38 min. 44 sec. East, a distance of 90.00 feet to a point for corner in the South line of Lot 2 of Timothy Harris Addition, an Addition to the town of Greenville, Hunt County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 96, Plat Records, Hunt County, Texas (P.R.H.C.T.), at the Northwest corner of said Chowdhury tract, from which a 1/2 inch iron rod found for reference bears North 85 deg. 45 min. 48 sec. West, a distance of 1.42 feet;

THENCE South 00 deg. 21 min. 16 sec. East, a distance of 36.00 feet to the **PLACE OF BEGINNING** and containing 3,240 square feet or 0.07 of an acre of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.