

5-6-25
FILED FOR RECORD
at 1:19 o'clock PM

Capital Trust and Management, Noteholder
August REI, LLC, Loan Servicing Company
Dill Law Firm, PLLC (hereinafter "Attorney")

APR 15 2025

Sergio Jimenez Melero and Ana Mariel Flores Arredondo
3321 Bonnie Lea St.
Greenville, Texas 75402

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

Sent via regular mail and CMRR # 9589 0710 5270 0087 9159 42 on 04/15/2025

NOTICE OF TRUSTEE'S SALE

WHEREAS Sergio Jimenez Melero and Ana Mariel Flores Arredondo executed a Deed of Trust conveying to the initial trustee, the real estate hereinafter described, in payment of a debt therein described. The Deed of Trust was filed in the real property records of Hunt County, Texas and is recorded under Clerk's File/Instrument Number 2022-00664, to which reference is made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been, will be, or is hereby appointed Substitute Trustee in the place of the said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the following:

1. Date, Place, and Time of Sale:

Date: Tuesday, the 6th day of May 2025

Time: The sale shall begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: The foreclosure sale will be conducted at public venue in the area designated by the Hunt County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or, if no place is designated by the Commissioner's Court, the sale will be conducted at the area immediately adjacent to the location where the Notice of Trustee's Sale (this notice) was posted.

2. Property to be Sold:

All that certain lot, tract or parcel of land situated in the city of Greenville of Hunt County, Texas, and being lot 1, block 2, of Highland Terrace Addition, an addition to the city of Greenville, Hunt County, Texas, according to the plat thereof recorded in volume 400 at page 420 of Hunt County plat records

3. Name and Address of Sender of Notice:

Dill Law Firm, PLLC, Sarah Dill, 3206 E Richardson Rd., Suite G, Edinburg, TX 78542.

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.

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 MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Pursuant to Section 51.0025 of the Texas Property Code, the mortgage servicer or Attorney are entitled to administer the foreclosure due to the fact that the servicer, noteholder or Lender, and Attorney have entered into an agreement granting authority to service the mortgage and administer foreclosure proceedings.

Dill Law Firm PLLC



Sarah Dill, Denyse Crews, Patricia Medrano-Lowe,
Stephanie Walker, Monica Castillo, or Dill Law
Firm, PLLC
Substitute Trustee(s)
3206 E Richardson Rd., Suite G
Edinburg, Texas 78542
(956) 254-0722