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FILED FOR RECORD
at 2:10 o'clock P M

STATE OF TEXAS

§

MAY 12 2025

COUNTY OF HUNT

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§

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

NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public foreclosure sale.

1. Property to be Sold: The property to be sold is certain real property located in Hunt County, Texas and more fully described as: Tract 45, 13.48 Acres, A0650 Mason WM, City of Royce City, Rockwall and Hunt Counties, Texas, according to the Plat thereof recorded, Rockwall County, and Hunt County Texas. The property is more commonly known as 8028 C.R. 2580, Royse City, Texas 75189.

2. Owner: Pedro Galicia Galindo

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

Date: Tuesday, June 3, 2025

Time: Between the hours of 10:00 a.m. and 1:00 p.m. The sale shall commence no earlier than 10:00 a.m.

Place: At the County Courthouse in Hunt County, Texas, in the area where foreclosure sales are to take place as designated by the commissioner's court of said county, said designation having been recorded in the real property records of said county.

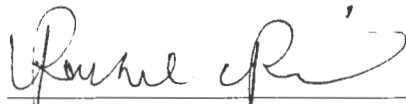
4. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of the sale for the property being sold. The property will be sold "as is", "where is", and "with all faults" of whatever nature or kind. No warranty or representation of any kind is made regarding the property.

The sale will be made expressly subject to any and all prior matters of records affecting the property, including any recorded restrictions, easements, liens, and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. Type of Sale: The sale is a foreclosure sale to foreclose the lien of Vanessa Vivas for the failure of the above-referenced owner to satisfy amounts due on a note in the Notice of Lien filed in the County Clerk's Office.

6. Obligation Secured: The Lien as reflected in the Notice of Lien filed in the Deed Records of Dallas County, Texas, on November 22, 2021, which secures the failure to pay amounts owed on a Note totaling \$190,000.00. Vanessa Vivas has also incurred attorney's fees and costs of \$5,000.00 as of May 9, 2025.
7. Default and Request to Act: Default has occurred by the failure to pay amounts due on the Note to Vanessa Vivas, and Vanessa Vivas has requested me as agent on behalf of her to conduct this sale. Notice is given that before the sale Vanessa Vivas may appoint another person as agent or trustee to conduct the sale.

Dated May 9, 2025.



Rachel Rider
Trustee

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Assert and protect your rights as a member of the armed forces of the United States. If you 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.

THIS INSTRUMENT APPOINTS THE ABOVE TRUSTEE TO SELL THE PROPERTY DESCRIBED ABOVE. THE PERSON SIGNING THIS NOTICE IS THE TRUSTEE NAMED TO CONDUCT THE FORECLOSURE SALE.

The within notice was posted by me on the 12th day of May, 2025, at the Hunt County Courthouse in Hunt, County, Texas.
