

NOTICE OF TRUSTEE'S SALE

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 MAR 26 AM 10:41
JENNIFER LINDENZWEIG
DEPUTY

"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."

Date: March 22, 2018

CONTRACT FOR DEED:

DATE: November 30, 2012

BUYER: Dwayne Mattson

SELLER: Dresco Investments Inc

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: All that certain tract or parcel of land situated in the John C. Bates Survey Abstract No. 35, Hunt County, Texas, containing 1.493 acres of land, more or less, described in Exhibit "A" attached hereto and incorporated herein by reference and being the same property described in that certain Warranty Deed with Vendor's Lien from Secretary of Housing and Urban Development as Grantor to Dresco Investments, Inc., dated August 14, 2012, in Document No. 2012-9454 in the Real Property Records of Hunt County, Texas.

HOLDER: Dresco Investments Inc
P.O. Box 490069
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

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

DATE OF SALE (first Tuesday of month): May 1, 2018


EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: The North steps of the Courthouse located at 2500 Lee Street, Greenville, Texas 75401, including the hallway area 20 feet inside the North door on the second floor.

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Default has occurred in the 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 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 Contract for Deed. 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

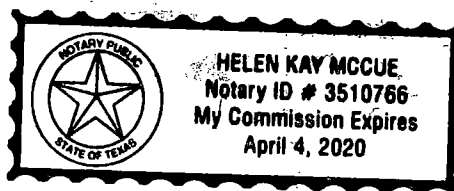
STATE OF TEXAS §
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COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on March 22nd, 2018.



NOTARY PUBLIC, STATE OF TEXAS



After recording, return to:

Robert J. Rockett
307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JOHN C. BATES SURVEY, ABSTRACT NO. 35, HUNT COUNTY, TEXAS, AND BEING A PART OF 45.624 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM KENNETH WELBORN AND WIFE, VELMA G. WELBORN TO CHARLES G. HARRIS AND WIFE, CORA L. HARRIS AS RECORDED IN VOL. 854, PAGE 717, HUNT COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND FOR A CORNER IN THE WEST ROW LINE OF STATE HWY. NO. 34, SAID POINT BEING THE SOUTHEAST CORNER OF THE ABOVE CITED TRACT OF LAND;

THENCE N. 88 DEG. 48 MIN. 56 SEC. W ALONG AND NEAR A FENCE ALONG THE SOUTH LINE OF THE ABOVE CITED TRACT OF LAND, A DISTANCE OF 343.26 FEET TO AN IRON ROD SET FOR CORNER AT A FENCE CORNER POST;

THENCE N. 00 DEG. 20 MIN, 08 SEC., W A DISTANCE OF 195.53 FEET TO AN IRON ROD SET FOR A CORNER;

THENCE S 86 DEG. 12 MIN. 12 SEC. E A DISTANCE OF 350.99 FEET TO AN IRON ROD POUND FOR A CORNER IN THE WEST ROW LINE OF STATE HIGHWAY NO. 34;

THENCE S 01 DEG. 52 MIN. 49 SEC. W WITH SAID ROW LINE A DISTANCE OF 179.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.493 ACRES OF LAND.