

617-2-10-2
F2

NOTICE OF TRUSTEE'S 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.”

Date: July 17, 2018

CONTRACT FOR DEED:

DATE: June 6, 2000

BUYER: Michael Merrell and Jennifer Merrell

SELLER: Sheffield Properties Inc

COUNTY WHERE PROPERTY IS LOCATED: Hunt

PROPERTY: Lot 29, Magnolia Estates, a Subdivision in Hunt County, Texas, according to the Plat thereof recorded in Volume 400, Page 1595, Plat Records, Hunt County, Texas.

HOLDER: Sheffield Properties Inc
P.O. Box 69
Rockwall, Texas 75087-0069

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): September 4, 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.

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.

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C:\DOCUMENTS AND SETTINGS\HP_OWNER\KIMS DOCUMENTS\LAND HEADQUARTERS\FORCLOSURES\2018\SEPTEMBER\7-17-18 NOTICE OF TRUSTEE'S SALE TO MERRELL.DOC

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 JUL 19 4:10:03
BY: DELOTTA

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.

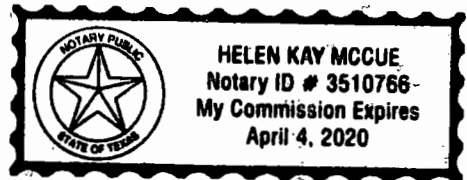
Robert J. Rockett
Robert J. Rockett, Trustee

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 July 17th, 2018.

Helen Kay McCue
NOTARY PUBLIC
STATE OF TEXAS



After recording, return to:

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