

7-5-1-1
NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
at 11:49 o'clock AM

Date: June 2nd, 2023

JUN 06 2023

Borrowers: Alonso Fragoso

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *B. Kinjo*

Mortgagee: Hunt 3210, LLC

Note: Promissory Note Modification dated March 10, 2023, in the amount of \$135,000.

Deed of Trust

Date: March 10, 2023

Grantor: Hunt 3210, LLC

Mortgagee: Alonso Fragoso

Recording information: Deed of Trust Modification dated March 10, 2023, recorded as Document Number 2023-04697 of the Official Public Records of Hunt County, State of Texas.

Property:

All that certain, lot, tract, or parcel, of land lying in and being situated in the City of Greenville, Hunt County, Texas and being part of the Dr, Sayle Addition to said City, and described as follows:

BEGINNING at the Southwest corner of Block 12 of the Dr. Sayle Addition and the East line of Walnut Street

THENCE East 101.5 Feet with the North line of Polk Street;

THENCE North 100 feet with a hedge to a corner;

THENCE West 101.5 feet to the East line of Walnut Street;

THENCE South with the East line of Walnut Street to the Place of BEGINNING. (1727 Walnut Street)

County: Hunt County

Trustee: Brent A. Money

Trustee's Addresses:

MONEY LAW FIRM, PLLC
2606 Lee Street
Greenville, Texas 75401

Date of Sale (first Wednesday of month): July 5, 2023

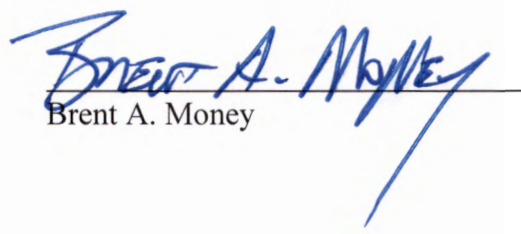
Time of Sale: The sale will begin at 10:00 a.m. or not later than three hours after that time.

Place of Sale: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE SECOND FLOOR OF THE HUNT COUNTY, COURTHOUSE LOCATED AT 2507 LEE STREET, GREENVILLE, TEXAS, OR AT THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE IN THE EVENT THE COURTHOUSE IS CLOSED, OR AS DESIGNATED BY THE COUNTY COMMISSIONS, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Mortgagee has appointed Brent A. Money as Trustee under the Deed of Trust. Mortgagee has instructed Trustees to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

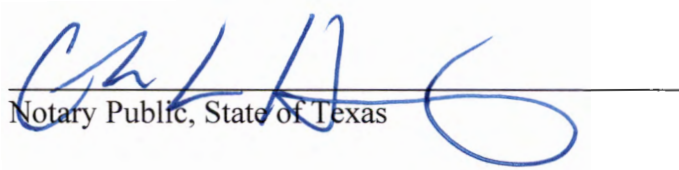
TRUSTEE:


Brent A. Money

STATE OF TEXAS)
)
COUNTY OF HUNT)

This instrument was acknowledged before me on the 2nd day of June, 2023, by Brent A. Money.




Notary Public, State of Texas