

NOTICE OF TRUSTEE 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 duty including active military duty 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.”

Date: October 9, 2023

FILED FOR RECORD
at 10:27 o'clock A M

CONTRACT FOR DEED

OCT 12 2023

DATE:	December 4, 2017	BECKY LANDRUM County Clerk, Hunt County, Tex. by 
GRANTOR:	Daniel Flores	
GRANTOR'S ADDRESS:	Daniel Flores 5845 Rancho Drive Quinlan, TX 75474	
SELLER:	Avina Properties, LLC	
COUNTY WHERE PROPERTY IS LOCATED:	Hunt	
PROPERTY:	Lot 11-6C, Mary Latham Survey, Hunt County, Texas	
HOLDER:	Avina Properties, LLC PO Box 490069 Key Biscayne, Florida 33149	
TRUSTEE:	Robert J. Rockett or Rebecca Martinez	
SENDER OF NOTICE:	Robert J. Rockett 307 W. 7 th Street #1719 Fort Worth, Texas 76102	

DATE of PROPERTY SALE: (First Tuesday of the Month): November 7, 2023

EARLIEST TIME OF SALE OF PROPERTY: **10:00 AM**

PLACE OF PROPERTY SALE: The sale will be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Default has occurred in the Note and 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 Note

and 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 Note. 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

Robert J. Rockett
307 West 7th St Ste. 1719
Fort Worth, Texas 76102
817-332-2434