

STATE OF TEXAS §
 §
COUNTY OF HUNT §

FILED FOR RECORD
at 2:51 o'clock PM

MAY 07 2024

NOTICE OF FORECLOSURE SALE

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

Date: May 7, 2024

Deed of Trust ("Deed of Trust"):

Dated: September 14, 2020
Grantor: Ma. Isabel Cristina Fabian Castillo
Trustee: Thomas M. Smith
Lender: Sandra R. Vergara Tejada de Flores

Recorded in: Document number 2020-15449 recorded in the Real Property Records of Hunt County, Texas on September 15, 2020

Secures: Promissory Note ("Note") in the original principal amount of \$90,000.00, executed by Ma. Isabel Cristina Fabian Castillo and payable to the order of Sandra R. Vergara Tejada de Flores

Original Property: Original Town of Greenville, Lot 20 in Block No. 1, Section No. 2 of the Rolling Hills Addition to the City of Greenville, Texas, according to Plat of said Addition recorded in Volume 400, Page 131 and Plat Records of Hunt County, Texas.

More commonly known as: 2500 Rolling Hills Drive, Greenville, TX 75402

Trustee's Street Address: Thomas M. Smith
 c/o Smith and Collins
 4054 McKinney Avenue, Suite 310
 Dallas, Texas 75204

Foreclosure Sale:

Date: Tuesday, June 4, 2024

Time: The sale of the Property ("Foreclosure Sale") will take place between the hours of 10:00 a.m. and 1:00 p.m. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The common area at the base of the Central stairway on the 2nd floor inside the Hunt County Courthouse, in Greenville, Texas, or the base of the North steps outside of the Hunt County Courthouse; in the event the Hunt County Courthouse is closed on the first Tuesday of the month; where foreclosure sales of real property must occur, per Texas Property Code §51.002

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Lender's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

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.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Lender, the owner and holder of the Note, has requested Joseph B. Davisson, Substitute Trustee to sell the Property.

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." Include if applicable: THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. This sale will be conducted subject to the right of rescission contained in Section 51.016 of the Texas Property Code.

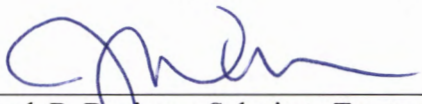
The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lenders' rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold and are advised to conduct an independent investigation of the nature and physical condition of the Property

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee.

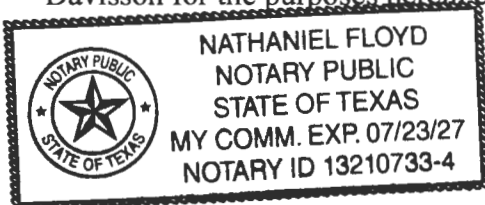
Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.




Joseph B. Davisson, Substitute Trustee

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 7th day of May, 2024 by Joseph B. Davisson for the purposes herein contained.





Notary Public in and for the State of Texas

cc: Sandra R. Vergara Tejada de Flores