

FILED FOR RECORD  
at 9:06 o'clock AM

**Notice of Trustee's Sale**

JUL 22 2024

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

Date: July 19, 2024

Trustee: GEORGE IVAN ALEXANDER

Current Owner and Holder of Note: FRANCISCO FERNANDO ARGUETA

Note: Promissory Note dated March 17, 2021 in the original principal amount of \$135,000.00.

Deed of Trust:

Date: March 17, 2021

Grantor: JOSE MONTOYA, FROYLAN MONTOYA and ROSALVA MALDONADO

Lender: FRANCISCO FERNANDO ARGUETA

Recording information: Deed of Trust recorded under Document No. 2021-05426 of the Records of Hunt County, Texas on March 17, 2021.

Property:

LOT 16, BLOCK C, OF SOUTHERN ACRES ADDITION NO. 1, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 400, PAGE 123, OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS.

County: Hunt

Date of Sale (first Tuesday of month): September 3, 2024

Time of Sale: The sale shall begin no earlier than 1:00 P.M., or no later than three hours thereafter.

Place of Sale: The sale will be held at the Hunt County Courthouse in Greenville, Texas, at the following location: Courthouse Steps, located on the North side of the courthouse at the second floor entrance.

GEORGE IVAN ALEXANDER is the Substitute Trustee under the Deed of Trust. Lender has instructed Trustee 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. The earliest time the sale will occur is

the Time of Sale, and the sale will be conducted no later than three hours thereafter.

**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.**

*/s/George Ivan Alexander*

GEORGE IVAN ALEXANDER, Trustee

Curtis & Alexander, P.C.

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