

9-3 FL6

**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: July 22, 2024

FILED FOR RECORD  
at 10:32 o'clock AM

**CONTRACT FOR DEED**

JUL 31 2024

DATE: March 9, 2016  
BUYER: Kenneth Barnett and Pam Barnett  
BUYER’S ADDRESS: Kenneth Barnett and Pam Barnett  
430 S. Aston Drive  
Sunnyvale, Texas 75182  
  
SELLER: Dresco Investments, Inc.

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by *Stinoja*

COUNTY WHERE PROPERTY IS LOCATED: HUNT  
PROPERTY: SEE EXHIBIT “A” ATTACHED  
HOLDER: Dresco Investments, Inc.  
PO Box 490069  
Key Biscayne, Florida 33149

TRUSTEE: Robert J. Rockett or Cathyrine Rockett or Rebecca Martinez  
SENDER OF NOTICE: Robert J. Rockett  
307 W. 7<sup>th</sup> Street #1719  
Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): September 3, 2024

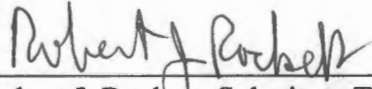
PLACE OF PROPERTY SALE: The sale will be conducted at the Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

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

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.

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, Substitute Trustee

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

## EXHIBIT A

### LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. H. STANLEY SURVEY, ABSTRACT NO. 1010, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 2.000 ACRES TRACT AS DESCRIBED IN A WARRANTY DEED FROM DANA IVEY ANDERSON KENNEDY AND COLTON WAYNE ANDERSON TO HILDA JEAN IVEY, DATED MARCH 5, 2003 AND BEING RECORDED IN VOLUME 982, PAGE 168 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1569, AT THE SOUTHEAST CORNER OF SAID CALLED 2.000 ACRES TRACT;

THENCE S. 80 DEG. 34 MIN. 08 SEC. W. (CONTROLLING BEARING LINE) ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 187.05 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER;

THENCE N. 07 DEG. 07 MIN. 05 SEC. E. A DISTANCE OF 482.87 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 5034" SET FOR CORNER IN AN OLD ROAD BED;

THENCE N. 88 DEG. 27 MIN. 15 SEC. E. ALONG SAID OLD ROAD BED, A DISTANCE OF 181.97 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S. 07 DEG. 11 MIN. 32 SEC. W. A DISTANCE OF 467.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.94 ACRES OF LAND.

PARCEL ID #108975

THIS BEING THE SAME PROPERTY CONVEYED TO WELLS FARGO BANK, N.A. FROM RICHARD PATTON, SUBSTITUTE TRUSTEE IN A DEED DATED OCTOBER 08, 2015 AND RECORDED ON OCTOBER 14, 2015 AS INSTRUMENT NO. 2015-13004.

For Informational Purposes Only, the herein described Property appears to have street address of: 5364 Fm 1569 Farmersville, TX 75442