

10-1-16

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

### Notice of Foreclosure Sale

AUG 15 2024

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

8/14/2024

("Deed of Trust"):

Dated: December 23, 2023

Grantor: Ruben Ozuma

Trustee: Leonid Murashkovskiy

Lender: Farangis Ghaznavi

Recorded in: Document Number 2023-24683 of the real property records of  
Hunt County, Texas

Legal Description: See Exhibit "A"

Secures: ("Note") in the original principal amount of \$178,000, executed by  
Ruben Ozuma ("Borrower") and payable to the order of Lender

Foreclosure Sale:

Date: Tuesday, October 1st, 2024

Time: The sale of the Property will be held between the hours of 10:00  
A.M. and 4:00 P.M. local time; the earliest time at which the  
Foreclosure Sale will begin is 10 AM and not later than three hours  
thereafter.

Place: Hunt County Courthouse. 2507 Lee Street, Greenville TX 75401  
or any other area designated by commissioners curt.

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  
Farangis Ghaznavi's bid may be by credit against the indebtedness  
secured by the lien of the Deed of Trust.

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, Farangis Ghaznavi, the owner and  
holder of the Note, has requested Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is  
hereby given of Farangis Ghaznavi's election to proceed against and sell both the real property

and any personal property described in the Deed of Trust in accordance with Farangis Ghaznavi's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

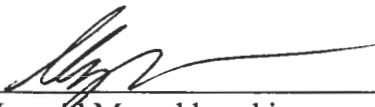
If Farangis Ghaznavi passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Farangis Ghaznavi. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "**AS IS,**" without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, 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 Trustee.

**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.**



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Leonid Murashkovskiy  
16801 Addison Rd. Suite 124  
Addison, TX 75001  
Telephone (972) 380-5630  
Telecopier (972) 380-5635

## EXHIBIT A

All that certain lot, track or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Block 3 of the Jenkins Addition, an addition to said city as recorded in Volume C, Page 364 of the Probate Records of Hunt County, Texas, and being recorded in Volume C, Slide 125 of the Plat Records of Hunt County, Texas, and being known as that tract of land described in a Deed to Jose Luis Cuba as recorded in Volume 968, Page 100 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

Beginning at a ½" iron rod found for corner in the East line of King Street and at the Northwest corner of said Cuba tract, from said point a ½" iron rod with cap stamped "Stovall" found bears N 00 deg. 13 min. 05 sec. E. a distance of 55.83 feet;

Thence N. 89 deg. 15 min. 48 sec. E. with the North line of said Cuba tract, a distance of 95.26 feet to a point for corner on the east side of a fence at the Northeast corner of said Cuba tract, from said point a ½" iron rod found bears N. 89 deg. 41 min. 35 sec. E. a distance of 101.26 feet;

Thence S. 01 deg. 10 min. 56 sec. E. with the east line of said Cuba tract, a distance of 56.02 feet to a point for corner at the Southeast corner of said Cuba tract and being located at the intersection of three separate fences, from said point a ½" iron rod found bears N. 89 deg. 12 min. 06 sec. E. a distance of 100.50 feet;

Thence S. 89 deg. 09 min. 37 sec. W. with the South line of said Cuba tract, a distance of 96.63 feet to a ½" iron rod set for corner at a fence corner post in the East line of said street and at the Southwest corner of said Cuba tract, from said point a 3/8" iron rod found bears N. 36 deg. 18 min. 10 sec. W. a distance of 1.00 feet;

Thence n. 00 deg. 13 min. 05 sec. E with the East line of King Street, a distance of 56.20 feet to the point of beginning and containing 0.124 acres of land more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.