

FILED FOR RECORD
at 11:03 o'clock A M

NOTICE OF TRUSTEE'S SALE

OCT 03 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.

By 

STATE OF TEXAS §

COUNTY OF HUNT §

That notice is hereby given of a public non-judicial foreclosure sale.

1. **PROPERTY TO BE SOLD.** The property to be sold is more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference the same as if fully copied and set forth at length. This conveyance will be made subject to any exceptions referenced in the Deed of Trust (herein defined) to the extent the same are still in effect and shall not cover any property that has been released from the liens of the Deed of Trust.

2. **DATE, TIME AND PLACE OF SALE.** The sale is scheduled to be held at the following date, time and place:

DATE: **November 5, 2024**

TIME: The sale shall commence at a time no earlier than 1:00 p.m. or within three (3) hours thereafter.

PLACE: Hunt County Courthouse (the "Courthouse"). at the following location: common area at the base of the central stairway on the second floor, or base of the North steps outside the Courthouse in the event the Courthouse is closed, or as designated by the county commissioners.

The Deed of Trust permits the Beneficiary described therein to postpone or withdraw, or reschedule the sale for another day. In such case, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time and place of a scheduled sale 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 Texas Property Code. Such reposting or refiled may be after the date originally scheduled for this sale.

3. **TERMS OF SALE.** The sale will be conducted as a public auction to the highest bidder for cash. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day of sale for the property being sold.

4. **TYPE OF SALE.** The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by a Deed of Trust executed by **Luis Layza Godinez and Mindy Zamora**, dated June 6, 2022, filed June 8.

2022, recorded in the Office of the County Clerk of Hunt County, Texas, in **Clerk's Instrument No. 2022-13468** (the "Deed of Trust").

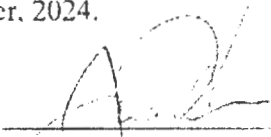
5. **OBLIGATIONS SECURED.** The Deed of Trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations"), including but not limited to the Promissory Note in the original principal sum of \$285,900.00 executed by Luis Layza Godinez and Mindy Zamora and payable to the order of Mary Helen Galli. Mary Helen Galli is the current owner and holder of the Obligations and is the Beneficiary under the Deed of Trust and is referred to herein as the "Beneficiary".

As of October 2, 2024, there was owed \$243,473.00 on the Note in principal, interest, late fees, and default interest, plus additional amounts for collection and attorneys' fees. The Note is bearing interest at the rate of \$117.92 per day thereafter. An exact statement of the amount due, owing and secured by the Deed of Trust may be obtained by contacting the undersigned or by contacting the Beneficiary as follows:

Mary Helen Galli
17614 Squaw Valley Drive
Dallas, Texas 75252

6. **DEFAULT AND REQUEST TO ACT.** Default has occurred under the Deed of Trust and the Beneficiary has requested me, as the Trustee to conduct this sale. Notice is given that prior to the sale Beneficiary may appoint another person as a Substitute Trustee to conduct the sale.

DATED this the 2nd day of October, 2024.



J. Marc Hesse, Trustee

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

TRACT ONE:

All that certain tract or parcel of land, situated in the Haynes Svy, Abst. No. 460 about 4 miles NE of Greenville, Hunt County, Texas, being part of the same land in said survey once owned by V. T. Banks and adjoin the land now owned by W. Homer Martin and wife, Amolia Martin, and being specifically described as follows:

BEGINNING at an iron pin and corner post set in the S ROW Line of FM 2736 at the NEC of the Martin home place;

THENCE: S 88 deg. 34' E, 310.61 ft. to an iron pin, with said S ROW Line fence of FM 2736 to corner post and iron pin;

THENCE: N 85 deg. 32' 50" E, 347.61 ft to an iron pin, with said S ROW of FM 2736;

THENCE South, 1005.06 ft to an iron pin set in the SBL of the Martin 31.649 acre tract of which this tract is a part;

THENCE: N 88 DEG. 33' 15" W, 698.37 FT with the SBL fence to an iron pin and corner post;

THENCE N 2 deg. 36' E, 969.21 ft. with the WBL fence of said 31.649 acre tract to the point of the beginning, containing an acre of 15.22 acres of land.

TRACT TWO:

All that certain tract or parcel of land, situated in the Haynes Survey Abst. No. 460 about 4 miles NE of Greenville, Hunt County, Texas, being part of the same land in said survey once owned by V. T. Banks, which Banks sold to W. Homer Martin and wife, Amelia Martin, and being specifically described as follow. Being part of the said Banks to Martin, 31.649 acre tract above mentioned, and beginning at an iron pin and a corner post, same being the north NEC of said Banks to Martin 31.649. acre tract;

THENCE: S 00 deg. 42° 53" W, 401.57 /ft. with fence to post and iron pin;

THENCE: S 83 deg. 39' E, 49.89 ft. with fence to post and iron pin;

THENCE: S 1 deg. 49' 35" W, 290.55. ft. with fence to post and iron pin;

THENCE: S 86 deg. 42' 34" E, 142.68 ft. with fence to post and iron pin;

THENCE: S 1 deg. 05°47" W, 371.57 "ft. with fence to post and iron pin;

THENCE: N 82 deg. 24' W, 703.56 ft. with fence to post and iron pin;

THENCE: N 88 deg. 33' 15" W, 77.69 ft. with fence to iron pin;

THENCE: North, 1000 ft. to the point of beginning, containing an area of 15.997 acres of land.