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FILED FOR RECORD
at 3:17 o'clock PM

Notice of Trustee's Sale

Date: November 4, 2024

NOV 05 2024

Trustee: GEORGE IVAN ALEXANDER

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

Current Owner and Holder of Note: HABLAMOS TU IDIOMA, INC.

Note: Note executed on September 1, 2016 in the original principal amount of \$70,000.00

Deed of Trust

Date: September 1, 2016

Grantor: ARMANDO RUIZ, a single man

Lender: HABLAMOS TU IDIOMA, INC.

Recording information: Deed of Trust recorded under Document No. 2017-07349 of the Records of Hunt County, Texas on June 5, 2017.

Property: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, MORE COMMONLY KNOWN AS 1807 UP THE GROVE STREET, GREENVILLE, TEXAS 75401, BEING LOT 7 OF RUDD RESUBDIVISION OF BLOCKS 8 AND 9, ANNA S. BECTON SUBDIVISION, AN ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 579, PAGE 64, DEED RECORDS OF HUNT COUNTY, TEXAS.

County: Hunt

Date of Sale (first Tuesday of month): December 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 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


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W. J. LARSON
County Clerk, Hancock County, Me.
Hancock, Me.

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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.



GEORGE IVAN ALEXANDER, Trustee
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Fax: (903) 454-3371
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