

1-11-24

Notice of Foreclosure Sale

FILED FOR RECORD
at 12:11 o'clock P M

November 29, 2024

DEC 03 2024

Contract for Deed ("Contract for Deed"):

BECKY LANDRUM
County Clerk, Hunt County, Tex.

Dated: March 9, 2016

By 

Buyer: Kenneth Barnett and Pam Barnett

Seller: Dresco Investments, Inc.

Legal Description: See Exhibit A

Details: Original principal amount of \$81,500.00, executed by Kenneth Barnett and Pam Barnett ("Buyer") and payable to the order of Seller

Substitute Trustees: Craig C. Lesok, Robert LaMont, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre

Substitute Trustees' Address: 226 Bailey Ave, Ste 101, Fort Worth, TX, 76107

Foreclosure Sale:

Date: Tuesday, January 7, 2025

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 1:00 P.M. and not later than three hours thereafter.

Place: On the north steps, including the hallway area 20 feet inside the north door on the 2nd floor of the Hunt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

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 Dresco Investments, Inc.'s bid may be by credited against the indebtedness

Default has occurred in the payment and in the performance of the obligations of the Contract for Deed. Because of that default, Dresco Investments, Inc., the Seller under the Contract for Deed, has requested Substitute Trustee to sell the Property.

The Contract for Deed may encumber both real and personal property. Formal notice is hereby given of Dresco Investments, Inc.'s election to proceed against and sell both the real property and any personal property described in the Contract for Deed in accordance with Dresco Investments, Inc.'s rights and remedies under the Contract for Deed 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, Substitute Trustees will sell the Property in accordance with the Terms of Sale described above, the Contract for Deed, and applicable Texas law.

If Dresco Investments, Inc. 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 Contract for Deed and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Contract for Deed, 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 Contract for Deed. 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 Contract for Deed by Dresco Investments, Inc. 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 Contract for Deed.** 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, Substitute Trustees reserve 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 Substitute Trustees.

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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR

MORTGAGE SERVICER.

/s/ Craig C. Lesok

Craig C. Lesok
Attorney for Seller
SBOT No. 24027446



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Sheryl LaMont, Sharon St. Pierre
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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 6, 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 1568, 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 187.06 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "R.S.C.I. RPLS 6034" 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 6034" 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 1.84 ACRES OF LAND.

PARCEL ID #106976

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