

**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: August 22, 2024

**CONTRACT FOR DEED**

DATE: March 17, 2017

BUYER: Alberta Bell and Ronnie Bell

BUYER’S ADDRESS: 120 Agarita Dr  
Marlin, Texas 76661

SELLER: Maryland Properties, Inc

COUNTY WHERE PROPERTY IS LOCATED: FALLS

PROPERTY: LOT 91A-92B, BLOCK 1 OF THE S4330 THOMAS PLACE, SUBDIVISION AS RECORDED IN VOLUME 277, PAGE 246, AT THE COUNTY CLERK’S OFFICE, FALLS COUNTY, TEXAS.

HOLDER: Maryland Properties, Inc  
PO Box 490069  
Key Biscayne, Florida 33149

TRUSTEE: Robert J. 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): OCTOBER 1, 2024

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

PLACE OF PROPERTY SALE: FALLS COUNTY, TEXAS AT THE SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE, OR IF THE PRECEDING AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER’S COURT OR AT ANY OTHER PLACE DESIGNATED FOR REAL PROPERTY FORECLOSURES UNDER TEXAS PROPERTY CODE 51.002.

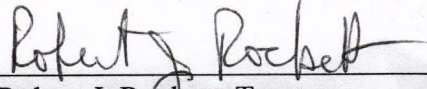
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AUG 26 2024

CO. CLK. FALLS CO.

Default has occurred in the Deed of Trust. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Deed of Trust 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. 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.

  
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Robert J. Rockett, Trustee

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

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AUG 26 2024

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