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."

FILED
AT 10:30 O'CLOCK A M

JUN 21 2024

Jennifer Deuton
COUNTY CLERK, CORYELL CO., TEXAS

Date: June 17, 2024

CONTRACT FOR DEED

DATE:	April 5, 2017
GRANTOR:	Audra McCann Crummie and Joshua Crummie
GRANTOR'S ADDRESS:	1206 S 15th St Copperas Cove, Texas 76522
SELLER:	Sheffield Properties, Inc.
COUNTY WHERE PROPERTY IS LOCATED:	CORYELL
PROPERTY:	Being Lot 10, Block C, of Westview Addition CC, Subdivision as recorded at the County Clerk's Office Coryell County, Texas
HOLDER:	Sheffield Properties, Inc. PO Box 490069 Key Biscayne, Florida 33149
TRUSTEE:	Robert J. Rockett
SENDER OF NOTICE:	Robert J. Rockett 307 W. 7th Street #1719 Fort Worth, Texas 76102

DATE of PROPERTY SALE: (First Tuesday of the Month): AUGUST 6, 2024

PLACE OF PROPERTY SALE: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS.

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

Default has occurred in the Contract for Deed. Buyer has failed to cure the default after notice, and the period to cure has expired. Seller, the owner, and holder of the Contract for Deed, 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 to satisfy the unpaid balance of the Contract for Deed. 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.

Robert J. Rockett

Robert J Rockett, Trustee

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