

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: August 04, 2026

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST ENTRANCE OUTSIDE THE COOKE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 31, 2022 and recorded in Document INSTRUMENT NO. 2022-3166 real property records of COOKE County, Texas, with HEATH GALLIARDT AND MARIA DANIELLE IMPERIAL, HUSBAND AND WIFE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by HEATH GALLIARDT AND MARIA DANIELLE IMPERIAL, HUSBAND AND WIFE, securing the payment of the indebtednesses in the original principal amount of \$530,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FIRST UNITED BANK AND TRUST COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. FIRST UNITED BANK AND TRUST COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FIRST UNITED BANK AND TRUST COMPANY  
3930 DALLAS PARKWAY  
PLANO, TX 75093

FILED FOR RECORD

26 JUN 11 PM 12:49

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX



**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead XOME INC., TEJAS CORPORATE SERVICES, LLC, NFPDS-TX LLC AND BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the COOKE County Clerk and caused to be posted at the COOKE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

0000010761807

COOKE

**EXHIBIT "A"**

BEING A TRACT OF LAND SITUATED IN THE DE LOS SANTOS SURVEY, ABSTRACT NO. 894, COOKE COUNTY, TEXAS AND BEING PART OF A CALLED 108.373 ACRES TRACT OF LAND DESCRIBED IN DEED TO TALLEY LAND DEVELOPMENT, LTD. AS RECORDED IN VOLUME 2480, PAGE 591, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A "MAG" NAIL FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF F.M. 678 (A CALLED 100' R.O.W.) AND COUNTY ROAD 150 (A PUBLIC ROAD) FOR THE MOST WESTERLY NORTHWEST CORNER OF SAID TALLEY TRACT AND THE SOUTHWEST CORNER OF A CALLED 2.00 ACRES TRACT OF LAND (TRACT 2) DESCRIBED IN DEED TO RICHARD L. TAYLOR AND SPOUSE, DONNA L. TAYLOR AS RECORDED IN VOLUME 1776, PAGE 477, SAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 89 DEGREES 16 MINUTES 33 SECONDS EAST, WITH THE NORTH LINE OF SAID TALLEY TRACT AND THE SOUTH LINE OF SAID 2.00 ACRES TRACT, ALONG SAID COUNTY ROAD 150, A DISTANCE OF 868.48 FEET TO A 60D NAIL FOUND FOR CORNER;

THENCE NORTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, CONTINUING WITH A NORTH LINE OF SAID TALLEY TRACT AND THE SOUTH LINE OF SAID 2.00 ACRES TRACT, ALONG SAID COUNTY ROAD 150, A DISTANCE OF 178.87 FEET TO A MAG NAIL SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TALLEY TRACT BEARS NORTH 86 DEGREES 26 MINUTES 01 SECONDS EAST, A DISTANCE OF 203.48 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, WITH THE EAST LINE OF THE HEREIN DESCRIBED TRACT, SEVERING SAID TALLEY TRACT, PASSING AT A DISTANCE OF 18.09 FEET A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "PLS, INC" (TYPICAL) SET IN A FENCE LINE FOR REFERENCE, AND CONTINUING ALONG SAID COURSE FOR A TOTAL DISTANCE OF 476.86 FEET TO A 5/8 INCH IRON ROD SET IN A FENCE LINE FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, SEVERING SAID TALLEY TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 80 DEGREES 37 MINUTES 30 SECONDS WEST, ALONG AND NEAR A FENCE, A DISTANCE OF 305.64 FEET TO A 2 INCH STEEL FENCE CORNER POST FOUND FOR CORNER;
2. SOUTH 89 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 356.33 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;
3. SOUTH 81 DEGREES 07 MINUTES 52 SECONDS WEST, A DISTANCE OF 403.41 FEET TO A 5/8 INCH IRON ROD FOUND IN THE EAST LINE OF SAID F.M. 678 AND THE WEST LINE OF SAID TALLEY TRACT AT THE END OF A CURVE FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 57 MINUTES 02 SECONDS EAST, WITH THE WEST LINE OF SAID TALLEY TRACT, ALONG THE EAST LINE OF SAID F.M. 678, A DISTANCE OF 572.31 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN RECITED, 12.536 ACRES OF LAND, MORE OR LESS