

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: SITUATED IN THE COUNTY OF COOKE, STATE OF TEXAS, BEING A PART OF THE L. C. GIBBS SURVEY, ABSTRACT NO. 432, CONTAINING 3.97 ACRES OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE L. C. GIBBS SURVEY, ABSTRACT NO. 432, COOKE COUNTY, TEXAS, BEING A PART OF A CERTAIN (CALLED) 5 ACRE TRACT DEEDED BY DARNEL AND BETTY GRAVES TO DONALD AND AUDRA HARMON ON THE 12TH DAY OF DECEMBER, 1967, RECORDED IN VOLUME 494, PAGE 624, DEED RECORDS OF SAID COUNTY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID 5 ACRE TRACT SAID POINT FOR CORNER BEING NORTH 88 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 5.05 FEET FROM A PIPE BRACED POST IN THE WEST LINE OF A GRAVEL ROAD;

THENCE SOUTH 0 DEGREES 08 MINUTES 13 SECONDS EAST A DISTANCE OF 592.85 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHEAST CORNER OF A CALLED ONE ACRE TRACT REFERENCED IN VOLUME 722, PAGE 110 DEED RECORDS OF SAID COUNTY. SAID POINT ALSO BEING NORTH 0 DEGREES 08 MINUTES 13 SECONDS WEST A DISTANCE OF 147.16 FEET FROM THE CALLED SOUTHEAST CORNER OF GIBBS SURVEY;

THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS WEST A DISTANCE OF 295.65 FEET TO A POINT FOR CORNER BEING THE NORTHWEST CORNER OF SAID ONE ACRE TRACT;

THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 581.47 FEET TO A PIPE BRACED FENCE CORNER;

THENCE NORTH 88 DEGREES 02 MINUTES 08 SECONDS EAST A DISTANCE OF 294.40 FEET TO THE POINT-OF BEGINNING AND CONTAINING 3.976 ACRES OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 12/08/2011 and recorded in Document 2011-24809 real property records of Cooke County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 09/02/2025

Time: 10:00 AM

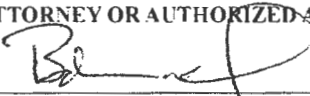
Place: Cooke County, Texas at the following location: IMMEDIATELY OUTSIDE AND WITHIN FIFTY (50) FEET OF THE FIRST FLOOR EAST ENTRANCE TO THE COURTHOUSE AS THE PRIMARY SALES AREA AND THE AREA IMMEDIATELY OUTSIDE AND WITHIN THIRTY (30) FEET OF THE FIRST FLOOR WEST ENTRANCE TO THE COURTHOUSE AS THE SECONDARY SALE AREA WHEN THE PRIMARY DESIGNATED AREA IS NOT AVAILABLE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. Obligations Secured. The Deed of Trust executed by WILLIAM M. GREGG AND COURTNEY E. GREGG, provides that it secures the payment of the indebtedness in the original principal amount of \$126,441.98, and the obligations thereon, including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NATIONSTAR MORTGAGE LLC is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is NATIONSTAR MORTGAGE LLC c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: servicelinkauction.com/texas or (866) 539-4173

Certificate of Posting

FILED FOR RECORD

25 JUL 10 PM 1 23

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY