

**COPY**

**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: October 17, 2024

**DEED OF TRUST**

DATE: April 22, 2020

BUYER: Frederico Ramirez & Patricia M Zuniga

BUYER'S ADDRESS: 2212 Fort Worth Dr #121  
Denton, Texas 76205

SELLER: American National Credit Corp

COUNTY WHERE PROPERTY IS LOCATED: COOKE COUNTY

PROPERTY: LOT 11, DAWSON HILL ESTATE ADDITION, AN ADDITION IN COOKE COUNTY, VALLEY VIEW, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN AT RECORDS, COOKE COUNTY, TEXAS.


HOLDER: American National Credit Corp  
112 NW 24<sup>TH</sup> SUITE 407  
FORT WORTH, TEXAS 76164

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

FILED FOR RECORD

24 OCT 21 PM 12:49

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX  
BY  DEPUTY

DATE of PROPERTY SALE: (First Tuesday of the Month): December 3, 2024

~~EARLIEST TIME OF SALE OF PROPERTY: 1:00 PM~~

PLACE OF PROPERTY SALE: The sale will take place at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by deed of trust or other contract lien as follows: THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINSVILLE, TX, 76240 OR DESIGNATED BY THE COMMISSIONER'S OFFICE.

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