


NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS §
 §
COUNTY OF COOKE §

KNOW ALL MEN BY THESE PRESENTS:

FILED FOR RECORD
25 JAN 14 AM 11:54
FAM HARRISON
COUNTY CLERK COOKE CO. TX
BY  DEPUTY

WHEREAS, by that one certain Deed of Trust dated to be effective November 7, 2023, and recorded as Instrument No. 7856, Volume 2615, Page 423, Official Public Records, Cooke County, Texas (the "Deed of Trust"), Christopher Andrew Roberts and Lori Lynn Roberts ("Grantor"), conveyed to L. Scott Horne ("Trustee") for the benefit of South Grand Avenue 1312 Land Trust, Kathryn Ball, Trustee ("Beneficiary"), the real property situated in Cooke County, Texas, as more particularly described on Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), to secure the payment of that one certain Real Estate Lien Note dated to be effective November 7, 2023, in the original principal amount of \$158,000.00, executed by Grantor and made payable to the order of Beneficiary (the "Note"); and

WHEREAS, Beneficiary is the current owner and holder of the Note and the current beneficiary under the Deed of Trust; and

WHEREAS, default occurred under the terms of the Note and the Deed of Trust; and

WHEREAS, demand for payment of all amounts owed under the Note and the Deed of Trust was made, and all required notices have been given, all in accordance with the Note, the Deed of Trust and applicable law; and

WHEREAS, the indebtedness evidenced by the Note and secured by the Deed of Trust is now wholly due and payable; and

WHEREAS, the outstanding balance due under the Note and the Deed of Trust has not been paid; and

WHEREAS, L. Scott Horne, Trustee in the aforesaid Deed of Trust, was removed as Trustee, and the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Matthew T. Taplett or Cheyenne A. Haddad were appointed as Substitute Trustee in the place and stead of the said L. Scott Horne, said removal and appointment being in the manner authorized by the Deed of Trust; and

WHEREAS, Beneficiary, the current owner and holder of said indebtedness and the current lender and beneficiary under the Deed of Trust, has requested the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Matthew T. Taplett or Cheyenne A. Haddad, as acting Substitute Trustee, to sell the Property to satisfy the indebtedness.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, the 4th day of February, 2025, between the hours of 10:00 A.M. and 4:00 P.M., the undersigned or Lee F. Christie or Jeremy L. Harmon or Michael L. Atchley or Matthew T. Taplett or Cheyenne A. Haddad will

sell the Property at the east entrance outside the Cooke County Courthouse, located at 101 South Dixon Street, Gainesville, Texas 76240, or in the area designated by the Cooke County Commissioners Court, if different, to the highest bidder for cash, subject to the right of Beneficiary to have its bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Said sale will begin no earlier than 1:00 P.M. and no later than three hours after that time.

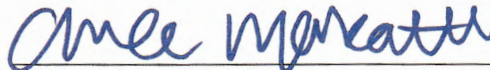
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES, IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE-DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

The Sender of this notice and her contact information is as follows:

Aimee E. Marcotte
Pope, Hardwicke, Christie, Schell, Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, Texas 76102
817/332-3245

WITNESS MY HAND this 7th day of January, 2025.

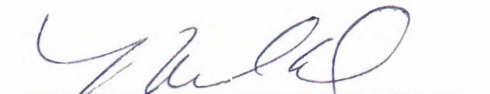
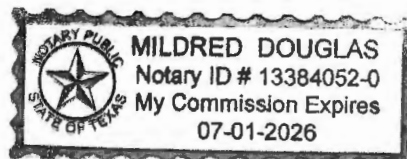
SUBSTITUTE TRUSTEE:



Aimee E. Marcotte

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 7th day of January 2025, by Aimee E. Marcotte, Substitute Trustee, who acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.


Notary Public for the State of Texas

**NAME, ADDRESS AND TELEPHONE
NUMBER OF MORTGAGEE:**

South Grand Avenue 1312 Land Trust,
Kathryn Ball, Trustee
1416 Lamp Post Ln.
Richardson, Texas 75080
(469)-306-4242

**NAME, ADDRESS AND PHONE
NUMBER OF SUBSTITUTE
TRUSTEE:**

Matthew T. Taplett
Lee F. Christie
Michael L. Atchley
Jeremy L. Harmon
Aimee E. Marcotte
Cheyenne A. Haddad
Pope, Hardwicke, Christie, Schell,
Kelly & Taplett, L.L.P.
500 W. 7th Street, Suite 600
Fort Worth, TX 76102
(817) 332-3245

EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE MARY CLARK SURVEY, ABSTRACT NO. 231, CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, BEING ALL OF A LOT CONVEYED BY THE ESTATE OF JOE CARROLL MORRIS, SR. TO CARL WILSON, ET UX, BY DEED RECORDED IN VOLUME 473, PAGE 337, OF THE COOKE COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A STEEL PIN AT THE SOUTHWEST CORNER OF SAID WILSON LOT, AT THE INTERSECTION OF THE EAST LINE OF GRAND AVENUE WITH THE SOUTH LINE OF SAID MARY CLARK SURVEY, COMMON TO THE NORTH LINE OF THE PETER CLARK SURVEY, ABSTRACT NO. 232;

THENCE NORTH, WITH SAID EAST LINE OF GRAND AVENUE, A DISTANCE OF 50.00 FEET TO A SET STEEL PIN AT THE NORTHWEST CORNER OF SAID WILSON LOT;

THENCE NORTH 88 DEGREES 49 MINUTES 08 SECONDS EAST, A DISTANCE OF 201.03 FEET TO A SET STEEL PIN AT THE NORTHEAST CORNER OF SAID WILSON LOT;

THENCE SOUTH, A DISTANCE OF 50.00 FEET TO A SET STEEL PIN AT THE SOUTHEAST CORNER OF SAID WILSON LOT, ON SAID COMMON SURVEY LINE;

THENCE SOUTH 88 DEGREES, 49 MINUTES 52 SECONDS WEST, WITH THE SOUTH LINE SAID WILSON LOT AND SAID COMMON SURVEY LINE, A DISTANCE OF 44.09 FEET TO A FOUND STEEL PIN;

THENCE SOUTH 88 DEGREES, 48 MINUTES 55 SECONDS WEST, WITH THE SOUTH LINE AND SAID COMMON SURVEY LINE, A DISTANCE OF 156.95 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS 1312 S. GRAND AVE., GAINESVILLE, TEXAS 76240