

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: LOT 5 IN BLOCK 153 OF GAINESVILLE ADDITION, OUT OF THE THOMAS TOBY SURVEY, ABSTRACT NO. 1059 IN GAINESVILLE, COOKE COUNTY, TEXAS, BEING MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR ALL PURPOSES

DESCRIPTION OF A 0.171 ACRE TRACT OF LAND SITUATED IN THE THOMAS TOBY SURVEY, ABSTRACT NO. 1059, IN THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, KNOW AS LOT 5, BLOCK 153, GAINESVILLE ADDITION AND BEING THE SAME TRACT AS DESCRIBED IN GIFT DEED GRANTED TO LINDA M SWANN ET AL AS RECORDED IN VOLUME 1108, PAGE 384, DEED RECORDS COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO WHITE FAMILY TRUST, AS RECORDED IN VOLUME 908, PAGE 561, DEED RECORDS COOKE COUNTY, TEXAS, SAME POINT BEING IN THE SOUTH LINE OF OLIVE STREET,

THENCE SOUTH 00 DEGREES 39 MINUTES 13 SECONDS EAST, WITH THE WEST LINE OF SAID WHITE FAMILY TRUST TRACT, A DISTANCE OF 100.00 FEET, TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT;

THENCE WEST, WITH THE SOUTH LINE OF SAID LOT 5, AND THE MOST EASTERLY NORTH LINE OF A TRACT OF LAND CONVEYED TO WHITE FAMILY TRUST AS RECORDED IN VOLUME 908, PAGE 564, DEED RECORDS COOKE COUNTY, TEXAS, A DISTANCE OF 74.50 FEET TO A 1/2 INCH CAPPED IRON ROD SET FOR THE SOUTHWEST CORNER OF SAID LOT 5:

THENCE NORTH 00 DEGREES 39 MINUTES 13 SECONDS WEST, WITH THE MOST NORTHERLY EAST LINE THE FORESAID WHITE FAMILY TRUST TRACT AND THE EAST LINE OF A TRACT OF LAND CONVEYED TO MORRIS CROSS AS RECORDED IN VOLUME 1102, PAGE 523, DEED RECORDS COOKE COUNTY, TEXAS, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER BEING THE NORTHEAST CORNER OF SAID CROSS TRACT, AND THE NORTHWEST CORNER OF SAID LOT 5, IN THE SOUTH LINE OF SAID OLIVE STREET;

THENCE EAST, WITH THE NORTH LINE OF SAID LOT 5 AND THE SOUTH LINE OF SAID OLIVE STREET, A DISTANCE OF 74.50 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 0.171 ACRES OF LAND, MORE OR LESS.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/27/2003 and recorded in Book 1256 Page 845 Document 5796 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: 11/05/2024
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 CHARLIE SHEFFIELD AND MARSHA SHEFFIELD, provides that it secures the payment of the indebtedness in the original principal amount of \$51,620.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. New Residential Mortgage Loan Trust 2018-1 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 New Residential Mortgage Loan Trust 2018-1 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, L.L.C, 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: www.xome.com or (844) 400-9663

Certificate of Posting

24-000140-671-1 // 1414 OLIVE STREET, GAINESVILLE, TX 76240

FILED FOR RECORD

24 OCT -3 PM 12: 53

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Cooke County Clerk and caused it to be posted at the location directed by the Cooke County Commissioners Court.