

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: LAND SITUATED IN THE CITY OF VALLEY VIEW IN THE COUNTY OF COOKE IN THE STATE OF TX

1.000 ACRE (TRACT 1) JOHN W. ELKINS SURVEY, A-359 COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN W. ELKINS SURVEY, ABSTRACT NO. 359, COOKE COUNTY, TEXAS, BEING A RESURVEY OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO PATRICIA L. SUMMERVILLE AND ROBERT, D. SUMMERVILLE, RECORDED IN VOLUME 2012, PAGE 396, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A 1/2-INCH IRON ROD FOUND ON THE SOUTH SIDE OF OAK HILL ROAD, IN THE NORTH LINE OF THAT CERTAIN CALLED 36.627 ACRE TRACT OF LAND DESCRIBED IN DEED TO BOBBY W. BRYANT AND TONDA L. BRYANT, RECORDED IN VOLUME 1162, PAGE 204, DEED RECORDS, COOKE COUNTY, TEXAS FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THAT CERTAIN CALLED 8.79 ACRE TRACT OF LAND DESCRIBED IN DEED TO MADISON TRUST CO., RECORDED IN VOLUME 2072, PAGE 223, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS AND THE SOUTHEAST CORNER OF SAID 1.00 ACRE TRACT OF LAND;

THENCE NORTH 85 DEGREES 19 MINUTES 12 SECONDS WEST, A DISTANCE OF 93.91 FEET TO A 5/8- INCH IRON ROD FOUND FOR THE EAST CORNER OF THAT CERTAIN CALLED 2.775 ACRE TRACT OF LAND DESCRIBED IN DEED TO FRANCISCO JAVIER DELGADO AND OFELIA HERNANDEZ, RECORDED IN VOLUME 2072, PAGE 759, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS;

THENCE NORTH 56 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 67.55 FEET TO A CAPPED IRON ROD MARKED "1896" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND, SAID POINT BEING ON THE SOUTH SIDE OF SAID OAK HILL ROAD;

THENCE NORTH 00 DEGREES 05 MINUTES 17 SECONDS EAST, A DISTANCE OF 257.72 FEET TO A CAPPED IRON ROD MARKED "1896" FOUND FOR THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND;

THENCE SOUTH 89 DEGREES 54 MINUTES 47 SECONDS EAST, A DISTANCE OF 149.80 FEET TO A CAPPED IRON ROD FOUND IN THE WEST LINE OF SAID 8.79 ACRE TRACT OF LAND FOR THE NORTHEAST CORNER OF SAID 1.00 ACRE TRACT OF LAND;

THENCE SOUTH 00 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 302.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.000 ACRE OF LAND, MORE OR LESS.

1.268 ACRES (TRACT 2) JOHN W. ELKINS SURVEY, A-359 COOKE COUNTY, TEXAS

FIELD NOTES TO ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN W. ELKINS SURVEY, ABSTRACT NO. 359, COOKE COUNTY, TEXAS, BEING A PART OF THAT CERTAIN CALLED 43.4 ACRE TRACT OF LAND DESCRIBED IN DEED TO ROBERT D. SUMMERVILLE AND WIFE, PATRICIA SUMMERVILLE, RECORDED IN VOLUME 493, PAGE 716, DEED RECORDS, COOKE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT A CAPPED IRON ROD MARKED "1896" FOUND IN THE SOUTH LINE OF THAT CERTAIN CALLED 3.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO MADISON MERCEDES LEICHNAM, RECORDED IN VOLUME 2155, PAGE 658, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS FOR THE MOST EASTERLY NORTHEAST CORNER OF THAT CERTAIN CALLED 3.66 ACRE TRACT OF LAND DESCRIBED IN DEED TO GARY R. SCANK AND LAURA J. SCANK, RECORDED IN VOLUME 1957, PAGE 722, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 51 MINUTES 07 SECONDS EAST, WITH THE SOUTH LINE OF SAID 3.00 ACRE TRACT OF LAND, A DISTANCE OF 240.80 FEET TO A 1/2-INCH IRON ROD FOUND IN THE WEST LINE OF THAT CERTAIN CALLED 8.79 ACRE TRACT OF LAND DESCRIBED IN DEED TO MADISON TRUST CO., RECORDED IN VOLUME 2072, PAGE 223, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS FOR THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE SOUTH 00 DEGREES 06 MINUTES 37 SECONDS WEST, WITH THE WEST LINE OF SAID 8.79 ACRE TRACT OF LAND, A DISTANCE OF 110.70 FEET TO A CAPPED IRON ROD MARKED "1896" FOUND FOR THE NORTHEAST CORNER OF THAT CERTAIN CALLED 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED TO PATRICIA L. SUMMERVILLE AND ROBERT, D. SUMMERVILLE, RECORDED IN VOLUME 2012, PAGE 396, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS

THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, WITH THE NORTH LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 149.80 FEET TO A CAPPED IRON ROD MARKED "1896" FOUND FOR THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00 DEGREES 05 MINUTES 17 SECONDS WEST, WITH THE WEST LINE OF SAID 1.00 ACRE TRACT OF LAND, A DISTANCE OF 257.72 FEET TO A CAPPED IRON ROD FOUND IN THE NORTH LINE OF THAT CERTAIN CALLED 2.775 ACRE TRACT OF LAND DESCRIBED IN DEED TO

24-000170-210-1 // 1345 OAK HILL RD, VALLEY VIEW, TX 76272

FILED FOR RECORD

25 FEB 10 AM 11:43

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY Be DEPUTY

FRANCISCO JAVIER DELGADO AND OFELIA HERNANDEZ, RECORDED IN VOLUME 2072, PAGE 759, OFFICIAL PUBLIC RECORDS, COOKE COUNTY, TEXAS FOR THE SOUTHWEST CORNER OF SAID 1.00 ACRE TRACT OF LAND AND THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, SAID POINT BEING ON THE SOUTH SIDE OF OAK HILL ROAD;

THENCE NORTH 56 DEGREES 05 MINUTES 29 SECONDS WEST, ALONG SAID OAK HILL ROAD AND WITH THE NORTH LINE OF SAID 2.775 ACRE TRACT OF LAND, A DISTANCE OF 171.12 FEET TO A 1/2-INCH IRON ROD FOUND IN SAID ROAD FOR THE SOUTHEAST CORNER OF SAID 3.66 ACRE TRACT OF LAND AND THE SOUTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED;

THENCE NORTH 10 DEGREES 41 MINUTES 41 SECONDS EAST, WITH THE EAST LINE OF SAID 3.66 ACRE TRACT OF LAND, A DISTANCE OF 278.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.268 ACRES OF LAND, MORE OR LESS.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY.

COMMONLY KNOWN AS: 1345 OAK HILL ROAD, VALLEY VIEW, TX 76272-7563

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 05/31/2018 and recorded in Book 2198 Page 450 Document 2018-83728 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: 05/06/2025

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 PATRICIA L. SUMMERVILLE AND ROBERT D. SUMMERVILLE, provides that it secures the payment of the indebtedness in the original principal amount of \$405,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Traditional Mortgage Acceptance Corporation is the current mortgagee of the note and deed of trust and TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is Traditional Mortgage Acceptance Corporation c/o TRADITIONAL MORTGAGE ACCEPTANCE CORPORATION, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* Traditional Mortgage Acceptance Corporation obtained a Order from the 235th District Court of Cooke County on 02/10/2025 under Cause No. CV24-00366. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. *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 Gonzalez, 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.mwzmlaw.com/tx-investors

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, L.L.C., 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.