

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: BEING A PORTION OF BLOCK 8, OF THE C.E. PERRY ADDITION, AN ADDITION TO THE CITY OF GAINESVILLE, COOKE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 1, PAGE 31, IN THE OFFICE OF THE COUNTY CLERK OF COOKE COUNTY, TEXAS (C.C.C.T). BEING THE SAME LAND DESCRIBED IN DEED TO JANIE CAROL HIGH, RECORDED IN VOLUME 2146, PAGE 341, DEED RECORDS, COOK COUNTY, TEXAS (D.R.C.C.T.), (KNOWN AS BLOCK 10 IN SAID DEED) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR CORNER IN THE SOUTH LINE OF LANIUS STREET, AT THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CINDI BURK, A SINGLE PERSON, RECORDED IN VOLUME 2063, PAGE 280 (D.R.C.C.T.) AND AT THE NORTHEAST CORNER OF SAID HIGH TRACT;

THENCE SOUTH 01 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 148.99 FEET TO A FENCE POST FOUND FOR CORNER IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO WELDON RAY TURNER AND WIFE, NICKIE L. TURNER RECORDED IN VOLUME 481, PAGE 384 (D.R.C.C.T.), AT THE SOUTHWEST CORNER OF TRACT NINE DESCRIBED IN DEED TO VIRGIL D. WHITE, SR., RECORDED IN VOLUME 2343, PAGE 303 (D.R.C.C.T.);

THENCE SOUTH 89 DEGREES 32 MINUTES 44 SECONDS WEST, A DISTANCE OF 94.50 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 05 MINUTES 27 SECONDS WEST, A DISTANCE OF 147.62 FEET TO A 1/2 INCH YELLOW CAPPED IRON ROD SET FOR CORNER IN THE SAID LINE OF LANIUS STREET, AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO JOSEPH, BERES, RECORDED IN VOLUME 902, PAGE 726 (D.R.C.C.T.);

THENCE NORTH 88 DEGREES 42 MINUTES 47 SECONDS EAST, WITH THE SAID SOUTH LINE OF LANIUS STREET, A DISTANCE OF 94.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 13.982 SQUARE FEET OR 0.32 OF AN ACRE OF LAND.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/15/2021 and recorded in Book 2459 Page 487 Document 2021-9269 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: 01/07/2025
Time: 11:00 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 JORGE TORRES, SR., provides that it secures the payment of the indebtedness in the original principal amount of \$201,286.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Click n' Close, Inc. is the current mortgagee of the note and deed of trust and CLICK N CLOSE, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Click n' Close, Inc. c/o CLICK N CLOSE, INC., PO Box 2229, Addison, TX 75001 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: www.auction.com or (800) 280-2832

Certificate of Posting

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.

FILED FOR RECORD
24 OCT 24 PM 1:14

PAM HARRISON
COUNTY CLERK
COOKE CO. TX
DEPUTY