


Notice of Trustee's Sale

Filed For Record
Jan 09, 2020 at 11:53A

Pam Harrison
County Clerk, Cooke CO. TX
By 
Deputy Clerk

Date: January 8, 2020

Trustee: Alvin A. Miller

Trustee's Address: PO Box 588, Roanoke, Texas 76262

Beneficiary/Mortgagee: Omni-Frazier Joint Venture

Deed of Trust:

Date: September 7, 2000

Grantor: Lonnie Neil Foote, Jr. and Melissa Suzanne Foote

Beneficiary/Mortgagee: Omni-Frazier Joint Venture

Recording information: Volume iiii, Page 511, Document Number 00017776, Official Public Records of Denton County, Texas.

Property: Lot 68, SHENANDOAH SUBDIVISION, PHASE II, a Subdivision in Cooke County, Texas, according to the Plat of record in Cabinet A, Slide 108, Real Property Records, Cooke County, Texas, including all personal property secured by the security agreement included in the Deed of Trust.

County: Denton County, Texas

Date of Sale: Tuesday, February 4, 2020

Time of Sale: Between the hours of 1:00 p.m. and 4:00 p.m.

Place of Sale: Cooke County Courthouse in Cooke County, Texas. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §5 1.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

ACTIVE MILITARY SERVICE NOTICE

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 PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter. This sale will be conducted subject to the right of rescission contained in section 51.016 of the Texas Property Code.

WITNESS MY HAND THIS 8th day of January 2020



Alvin A. Miller, Trustee