

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**Date:** February 1, 2022

**Substitute Trustee:** Alvin A. Miller

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

**Beneficiary/Mortgagee:** Omni-Frazier Joint Venture

**Deed of Trust:**

**Date:** May 24, 1999

**Grantor:** CHARLES PETERMAN and ANNIS PETERMAN

**Beneficiary/Mortgagee:** Shenandoah Joint Venture, having since been transferred to and hereunder referred to as OMNI-FRAZIER JOINT VENTURE

**Recording Information:** Cooke County, Volume Number 1057, Page Number 109, Document Number 4663, in Cooke County Deed of Trust Records, Cooke County, Texas

**Trustee:** Basil L. Hoyl, Jr.

**Property:** Lot 41, Shenandoah Subdivision, Phase One as found in Cabinet A, Slide100, real property records Cooke County, Texas; including all personal property secured by the security agreement included in the Deed of Trust.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN,**

**Date of Sale:** Tuesday, March 1, 2022

**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 76240. 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.

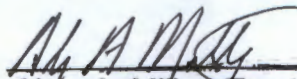
**ACTIVE MILITARY SERVICE NOTICE**

**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.**

Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

**THIS INSTRUMENT APPOINTS THE TRUSTEE 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.**

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.

  
Alvin A. Miller, Trustee

FILED FOR RECORD

22 FEB -7 PM 2:44

PAM HARRISON  
COUNTY CLERK, COOKE CO. TX

BY  DEPUTY