



Cooke County, Texas: Trustee's Sale of a One-Acre Valley View Tract Posted for November 3 at the Gainesville Courthouse

Public paper · October 12, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

A Notice of Trustee's Sale filed with the Cooke County Clerk on August 21, 2026 sets a foreclosure auction for Tuesday, November 3, 2026, starting no earlier than 11 a.m. at the Cooke County Courthouse in Gainesville. The property is a one-acre tract on County Road 321 near Valley View. Borrower names are omitted.

A Notice of Trustee's Sale filed with the Cooke County Clerk on August 21, 2026 and posted on the county's website sets a foreclosure sale for Tuesday, November 3, 2026.

This is a nonjudicial foreclosure under Section 51.002 of the Texas Property Code, carried out by a substitute trustee. It was not ordered by a court. Notice Nearby leaves out the borrowers' names.

Sale details from the notice

- Date: Tuesday, November 3, 2026, between 10 a.m. and 4 p.m.
- Earliest start: 11:00 a.m. The sale must begin no later than three hours after that.
- Place: the Cooke County Courthouse, 101 South Dixon, Gainesville, TX 76240, in the area the Commissioners Court has designated. If none is designated, the sale is next to where the notice was posted.
- Terms: public auction to the highest bidder for cash.
- Property: a 1.000-acre tract in the Jonathan Clark Survey, Abstract No. 195, along County Road 321. The notice gives the address as Valley View, TX 76272.

- Loan: deed of trust dated June 30, 2025, recorded in Book 2719, Page 285, Cooke County real property records.
- Noteholder: Cardinal Financial Company, Limited Partnership. Mortgage servicer: ServiceMac.
- Substitute trustee address on the notice: Marinosci Law Group, P.C., 16415 Addison Road, Suite 725, Addison, TX 75001, (972) 331-2300. Case No. 26-05371-FC.

Before sale day

A posted notice does not guarantee a sale. Texas foreclosures are often postponed, canceled or settled before sale day when a loan is brought current. Check with the trustee's office and the Cooke County Clerk for the official posting and any updates. Buyers at a trustee's sale usually take the property as is and should do their own title research.

For the homeowner

The notice includes the standard Texas active military service notice. Anyone on active duty, including the Texas National Guard or a reserve component, or whose spouse is, should send written notice to the sender right away. Free legal help resources are listed at [TexasLawHelp.org](https://www.texaslawhelp.org).

Source

- Cooke County, Texas, posted foreclosure notice, "Notice of Trustee's Sale," Case No. 26-05371-FC, filed for record August 21, 2026, sale date November 3, 2026 (co.cooke.tx.us).

Notes

- Image: The Cooke County Courthouse in Gainesville, Texas, in 2015 (file photo). Photo: Larry D. Moore via Wikimedia Commons (CC BY 4.0).
 - Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
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