

2023.016

**NOTICE OF SUBSTITUTE TRUSTEE'S 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 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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 6th day of June, 2023  
**Time:** 1:00PM or not later than three hours after that time  
**Place:** AT Moore County Courthouse, 715 S. Dumas Avenue, Dumas, TX 79029 in Moore County, Texas, or at the area most recently designated by the Moore County Commissioners.

BRENDIA MCKANNA  
COUNTY CLERK

2023 APR 10 PM 12: 12

MOORE COUNTY, TEXAS

BY: *[Signature]*  
-DEPUTY

2023.016

**TERMS OF SALE:** CASH

**DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:**

**Date:** December 19, 2014  
**Grantor(s):** John Paul Williams and wife, Maria Diane Williams  
**Original Mortgage:** Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CU Members Mortgage, a division of Colonial Savings, F.A., its successors and assigns  
**Original Principal:** \$180,775.00  
**Recording Information:** Deed Book 756, Deed Page 290  
**Current Mortgage/Beneficiary:** CU Members Mortgage, a division of Colonial Savings, F.A.  
**Secures:** The Promissory Note (the "Note") in the original principal amount of \$180,775.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Moore  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 620 Bennett Dr, Dumas, TX 79029  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Colonial Savings, F.A.  
**Mortgage Servicer Address:** 2626A West Freeway Fort Worth, TX 76102

**SUBSTITUTE TRUSTEE(S):**  
Green, Patrick Zwiers, Auction.com

Coury Jacocks, Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles

**SUBSTITUTE TRUSTEE ADDRESS:**

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLC  
1320 Greenway Drive, Suite 780 Irving, TX 75038  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

I am SUSAN BOWERS whose address is \_\_\_\_\_ . I declare  
under penalty perjury that 4-10-2023 I filed and/or recorded this Notice of Foreclosure Sale at the office of the Moore  
County Clerk and caused it to be posted at the location directed by the Moore County Commissioners.

**Return to: McCalla Raymer Leibert Pierce, LLC, 1320 Greenway Drive, Suite 780 Irving, TX 75038**

EXHIBIT "A"

THE SOUTH EIGHTY-SIX FEET (86') OF LOT TWENTY-TWO (22), BLOCK SIXTEEN (16), UNIT SEVEN (7), J. FRED PHILLIPS ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-7, MOORE COUNTY PLAT RECORDS.