

2025.016

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 May, 2025
Time: 1pm or not later than three hours after that time
Place: AT MOORE COUNTY COURTHOUSE (MAIN, ORIGINAL BUILDING) 7TH STREET AND DUMAS AVENUE, DUMAS MOORE COUNTY, TEXAS 75041. FIRST FLOOR IN CENTER AREA OF THE HALL OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Moore County, Texas

BREKKA W. KANNA
COUNTY CLERK

2025 APR 14 PM 2:43

MOORE COUNTY, TEXAS

BY *[Signature]*
DEPUTY

2025.016

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 Mortgagee: 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 Mortgagee/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: 2570 West Freeway Fort Worth, TX 76102

SUBSTITUTE TRUSTEE(S):
Bazaldua

Coury Jacocks, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua or Antonio

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
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 3505 Olson Ave. I declare
under penalty perjury that 4-14-2005 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, LLP, 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.