

24TX404-0070
216 PEACH AVE, DUMAS, TX 79029

2025-003

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

LOT 12, BLOCK 6, HILLCREST ADDITION UNIT NO. 2, AN ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT CABINET 1, SLEEVE A-18, MOORE COUNTY PLAT RECORDS

Security Instrument: Deed of Trust dated June 2, 2021 and recorded on June 3, 2021 as Instrument Number 0204926 in the real property records of MOORE County, Texas, which contains a power of sale.

Sale Information: February 04, 2025, at 1:00 PM, or not later than three hours thereafter, at the center area of the hall on the first floor of the original main building of the Moore County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by NANCY VANESSA LUNA PEREZ AND FERNANDO RODRIGUEZ SR. secures the repayment of a Note dated June 2, 2021 in the amount of \$108,300.00. TH MSR HOLDINGS LLC, whose address is c/o RoundPoint Mortgage Servicing LLC, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

2025.003
BRENDA MCKANNA
COUNTY CLERK

2025 JAN 13 11:30

MOORE COUNTY, TEXAS

BY B. Rangel
DEPUTY



4832154

pd \$12
Shannon
Heck

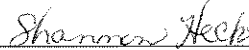
Substitute Trustee(s): Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Gabrielle Carrier, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Dustin George

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) 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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
Rachel Son, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s): Shannon Heck, Ronnie Heck, Jonathan Schendel, Ramiro Cuevas, Charles Green, Patrick Zwiers, Gabrielle Carrier, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MOORE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).