

2025.029

25TX267-0569
612 CEDAR AVENUE, DUMAS, TX 79029

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

LOT SEVENTEEN (17) AND THE NORTH ONE HALF (1/2) OF LOT SIXTEEN (16), BLOCK FOUR (4), TOM MILLS SUBDIVISION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET 1, SLEEVE A-16, PLAT RECORDS OF MOORE COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated April 6, 2010 and recorded on April 7, 2010 as Instrument Number 0172974 in the real property records of MOORE County, Texas, which contains a power of sale.

Sale Information:

December 02, 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 DOUGLAS K DEFRIES secures the repayment of a Note dated April 6, 2010 in the amount of \$71,428.00. CARRINGTON MORTGAGE SERVICES, LLC, whose address is c/o Carrington Mortgage Services, LLC, 1600 South Douglass Road, Suite 200-A, Anaheim, CA 92806, is the current mortgagee of the Deed of Trust and Note and Carrington Mortgage Services, 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.

2025.029
BRENDA McKANNA
COUNTY CLERK

2025 OCT 30 AM 9:01

MOORE COUNTY, TEXAS

BY B. Sullivan
DEPUTY



4856615

Substitute Trustee(s): Shannon Heck, Ronnie Heck, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Ramiro Cuevas, Charles Green, Patrick Zwiers, Gabrielle Carrier, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs_, Xome Inc. and Tejas Corporate Services, LLC, 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, Susan Bowers, Jonathan Bowers, Glandeen Shenk, Jose A. Bazaldua, Antonio Bazaldua, Ramiro Cuevas, Charles Green, Patrick Zwiers, Gabrielle Carrier, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, 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).