

2022,029

909 Pheasant Run Ave, Dumas, TX 79029

22-011283

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.

1. Date, Time, and Place of Sale.

Date: 01/03/2023

Time: Between 1pm-4pm and beginning not earlier than 1pm-4pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Moore County, pursuant to §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated September 13, 2013 and recorded in the real property records of Moore County, TX and is recorded under Clerk's Book 736, Page 511 with Dennis Guier and Sara Carlos (grantor(s)) and Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Everett Financial, Inc., d/b/a Supreme Lending mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Dennis Guier and Sara Carlos, securing the payment of the indebtedness in the original amount of \$163,265.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Nationstar Mortgage LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT THREE (3), BLOCK ONE (1), UNIT TWO (2), EASTLAND ADDITION TO THE CITY OF DUMAS, MOORE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT CABINET I, SLEEVE A-102, MOORE COUNTY, PLAT RECORDS.

Shannon Heck
13 - pd.

2022.029

BRENDA MCKANNA
COUNTY CLERK

2022 DEC -1 AM 10:20

MOORE COUNTY, TEXAS

BY Jessica Henry
DEPUTY



4766198

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §5 1.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Nationstar Mortgage LLC d/b/a Mr. Cooper, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Nationstar Mortgage LLC
350 Highland Drive
Lewisville, TX 75067-4177

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code §51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Phillip Traynor Esq OR Shannon Heck, Ronnie Heck whose address is 1320 Greenway Drive, Suite 300, Irving, TX 75038, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

11/30/2022
Executed on _____

Gabrielle Davis
James E. Albertelli, P.A.
Gabrielle A. Davis, Esq.
Philip Traynor, Esq.
2201 W. Royal Ln, Suite 155
Irving, TX 75063

Dec. 1, 2022
Executed on _____

Shannon Heck
SUBSTITUTE TRUSTEE
Agency Sales & Posting
Shannon Heck, Ronnie Heck
1320 Greenway Drive, Suite 300
Irving, TX 75038

CERTIFICATE OF POSTING

My name is _____, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on _____ I filed at the office of the Moore County Clerk and caused to be posted at the Moore County courthouse this notice of sale.

Declarants Name: _____
Date: _____