

24TX267-0716
1713 HARVEST CROSSING DRIVE, WYLIE, TX 75098

FILED FOR RECORD
ROCKWALL CO. TEXAS

25 JAN 13 PM 1:50

NOTICE OF FORECLOSURE SALE

JENNIFER FOGG
ROCKWALL COUNTY CLERK

BY @ DEPUTY

Property:

The Property to be sold is described as follows:

LOT 21, BLOCK B, OF PHEASANT CREEK ADDITION, PHASE 2, AN ADDITION TO THE CITY OF WYLIE, ROCKWALL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN CABINET F, SLIDE 241 OF THE PLAT RECORDS, ROCKWALL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated March 14, 2007 and recorded on March 20, 2007 as Instrument Number 2007-00374243 in the real property records of ROCKWALL County, Texas, which contains a power of sale.

Sale Information:

March 04, 2025, at 12:00 PM, or not later than three hours thereafter, at the area immediately outside on the front steps of the Rockwall County Courthouse located at 1111 Yellowjacket Lane, Rockwall, Texas, 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 LEAH NICOLE BRYAN AND MICHAEL WAYNE SINNREICH secures the repayment of a Note dated March 14, 2007 in the amount of \$124,722.00. 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.

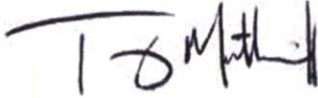


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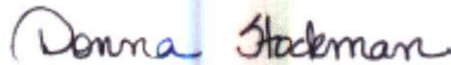
Substitute Trustee(s): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Terry Waters, Jack Beckman, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Jeff Benton, Brenda Wiggs, Angela Cooper, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Ashley Hammons, 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): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Terry Waters, Jack Beckman, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Kathy Arrington, Janet Pinder, Brandy Bacon, Jamie Dworsky, Jeff Benton, Brenda Wiggs, Angela Cooper, Randy Daniel, Cindy Daniel, Jim O'Bryant, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, Ashley Hammons, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Donna Stockman, declare under penalty of perjury that on the 13th day of January, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of ROCKWALL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).