

24TX404-0114  
5674 LEA LN, MCKINNEY, TX 75071

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## NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:  
  
SEE EXHIBIT A

Security Instrument: Deed of Trust dated April 24, 2018 and recorded on April 30, 2018 as Instrument Number 20180430000517840 in the real property records of COLLIN County, Texas, which contains a power of sale.

Sale Information: October 07, 2025, at 10:00 AM, or not later than three hours thereafter, at the front steps of the Collin County Courthouse located at 2100 Bloomdale Road, McKinney, Texas 75071, 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 WESLEY N CADE AND KELLY CROOK secures the repayment of a Note dated April 24, 2018 in the amount of \$333,500.00. 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 AUG 21 PM 2:14  
STACEY KEMP  
COUNTY CLERK  
COLLIN COUNTY, TEXAS  
BY: DO DEPUTY

FILED



4851168


Substitute Trustee(s): Logan Thomas, Phillip Pierceall, Douglas Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, Ashlee Luna, Joshua Sanders, Ramiro Cuevas, Shawn Schiller, Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie Uselton, Lisa Bruno, Misty McMillan, Daniel Hart, Carol Dunmon, Mary Mancuso, Michele Hreha, Shelley Ortolani, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Payton Hreha, Jeff Benton, Liz Hach, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Cullar, Auction.com, 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): Logan Thomas, Phillip Pierceall, Douglas Phillip Pierceall, Douglas Rodgers, Terry Waters, Bruce Miller, Ashlee Luna, Joshua Sanders, Ramiro Cuevas, Shawn Schiller, Lauren Guy, Conrad Wallace, Patrick Zwiers, Angie Uselton, Lisa Bruno, Misty McMillan, Daniel Hart, Carol Dunmon, Mary Mancuso, Michele Hreha, Shelley Ortolani, Francesca Ortolani, Guy Wiggs, David Stockman, Brenda Wiggs, Donna Stockman, Janet Pinder, Brandy Bacon, Michelle Schwartz, Jamie Dworsky, Angela Cooper, Payton Hreha, Jeff Benton, Liz Hach, Kathy Arrington, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Ed Henderson, Andrew Mills-Middlebrook, David Cullar, Auction.com, LLC, 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 COLLIN County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**EXHIBIT "A"**

**SITUATED** in Collin County, Texas, in the Leonard Searcy survey, Abstract No. 829, being a survey of part of the 16.802 acre tract described in a deed from Shelton Boone, Trustee to Earnest Wicker and wife, Betty Wicker, dated June 4, 1984, recorded in Volume 1910, Page 328 of the Collin County Deed Records, being described by metes and bounds as follows:

**BEGINNING** at an iron pin found by a corner post at the southwest corner of said 16.802 acre tract;

**THENCE** North 0°23' 06" East, with the west line of said 16.802 acre tract and generally near an old fence, 479.86 feet to an iron pin found;

**THENCE** North 70°18' 49" East, 89.82 feet to an iron pin found;

**THENCE** South 17°46' 11" East, 296.69 feet to an iron pin found;

**THENCE** South 19°11' 33" West, 238.78 feet to an iron pin found in the south line of said 16.802 acre tract;

**THENCE** South 88°49' 00" West, with the south line of said 16.802 acre tract and generally near an old fence, 99.87 feet to the **BEGINNING POINT** and containing 1.53 acre of land, more or less.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
04/30/2018 12:36:08 PM  
\$86.00 MKACZOR  
20180430000517840

*Stacey Kemp*