

020

MAR 04 2021

AT 11:00 O'CLOCK A M
 CARLA KERIN
 County Clerk, Mitchell County, Texas
 By _____ Deputy

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: THE EAST NINETY (90) FEET OF LOT SIX (6), BLOCK SEVENTY-FIVE (75), ORIGINAL TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS, AS PER MAP OR PLAT OF RECORD IN THE DEED RECORDS OF THE COUNTY CLERK'S OFFICE OF MITCHELL COUNTY, TEXAS. LEGAL DESCRIPTIONS: ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF MITCHELL, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS: AND BEING MORE FULLY DESCRIBED IN A DEED DATED 09/13/2005, AND RECORDED 01/31/2006, AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, IN DEED BOOK 717, PAGE 577.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 01/26/2012 and recorded in Book 774 Page 59 Document 12-0329 real property records of Mitchell County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 04/06/2021

Time: 10:00 AM

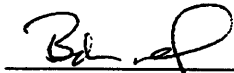
Place: Mitchell County, Texas at the following location: AREA INCLUDES THE FRONT STEPS OF THE COURTHOUSE, THIS WAS AMENDED BECAUSE OF THE POSSIBILITY OF THE COURTHOUSE BEING CLOSED FOR A HOLIDAY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

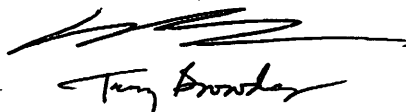
5. Obligations Secured. The Deed of Trust executed by LUCILLE PRUITT, provides that it secures the payment of the indebtedness in the original principal amount of \$37,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2020-1 is the current mortgagee of the note and deed of trust and CHAMPION MORTGAGE COMPANY is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wilmington Savings Fund Society, FSB, not individually, but solely as trustee for Nationstar HECM Acquisition Trust 2020-1 c/o CHAMPION MORTGAGE COMPANY, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.



Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Michael Zientz, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 Dallas Parkway
 Dallas, TX 75254



This foreclosure sale is being conducted under the exception referenced in Governor Abbott's Executive Order GA-28(1)(a)



Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Mitchell County Clerk and caused it to be posted at the location directed by the Mitchell County Commissioners Court.

20-000005-951-2 // 344 E 6TH STREET, COLORADO CITY, TX 79512