

20TX404-0038
105 E 22ND ST, COLORADO CITY, TX 79512

MAR 12 2020

AT 11:30 O'CLOCK 4 M
CARLA KERN
County Clerk, Mitchell County, Texas
By _____ Deputy

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- ALL OF LOT NUMBER SEVEN (7), IN BLOCK NUMBER THREE (3), OF THE WEST RIDGE ADDITION TO THE CITY OF COLORADO CITY, MITCHELL COUNTY, TEXAS, AS THE SAME APPEARS ON THE MAP OR PLAT OF SAID ADDITION, WHICH IS OF RECORD IN PLAT CABINET, SLIDE 50, PLAT RECORDS, MITCHELL COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated April 4, 2016 and recorded on April 7, 2016 as Instrument Number 16-0439 in the real property records of MITCHELL County, Texas, which contains a power of sale.
- Sale Information:** April 07, 2020, at 10:00 AM, or not later than three hours thereafter, at the east door of the 1st floor inside of the lobby of the Mitchell 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 JAMIE MICHELLE COLLETT AND ALBERT WAYNE THOMASON II secures the repayment of a Note dated April 4, 2016 in the amount of \$162,467.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation 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.

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.




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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, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura
Browder, Marsha Monroe, Jonathan Schendel,
Ramiro Cuevas, Charles Green
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
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 MITCHELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).