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25TX267-0552

751 E. 8TH STREET, COLORADO CITY, TX 79512

SEP 24 2025
9:25 A
AT 9:25 O'CLOCK A
CARLA KERN
County Clerk, Mitchell County, Texas
By RC

NOTICE OF FORECLOSURE SALE**Property:**

The Property to be sold is described as follows:

ALL OF LOT 9 OF MANUEL SUBDIVISION OF LOT 1 IN BLOCK 106 OF THE TOWN OF COLORADO (NOW COLORADO CITY), IN MITCHELL COUNTY, TEXAS, AS SHOWN UPON PLAT OF SAID SUBDIVISION IN VOL. 29, AT PAGE 502 OF THE DEED RECORDS OF MITCHELL COUNTY, TEXAS.

ALSO, ALL OF LOT 12 OF THE LUPTON & HALL SUBDIVISION OF LOT 2 IN BLOCK 106 OF THE TOWN OF COLORADO (NOW COLORADO CITY), MITCHELL COUNTY, TEXAS, AS SAME IS SHOWN UPON PLAT OF SAID SUBDIVISION RECORDED IN VOL. 29 PAGE 512 OF THE DEED RECORDS OF MITCHELL COUNTY, TEXAS, SAVE AND EXCEPT 1/2 OF THE OIL, GAS AND MINERAL RIGHTS RESERVED UNTO GEORGE M. BROWN, HIS HEIRS AND ASSIGNS UNDER DEED RECORDED IN VOL. 48, PAGE 352, OF THE DEED RECORDS OF MITCHELL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated December 7, 2011 and recorded on December 14, 2011 as Instrument Number 11-1686 in the real property records of MITCHELL County, Texas, which contains a power of sale.

Sale Information:

November 04, 2025, 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 MANDY BURNS secures the repayment of a Note dated December 7, 2011 in the amount of \$43,367.00. 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.

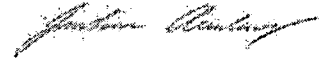


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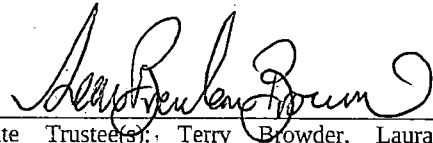
Substitute Trustee(s): Terry Browder, Laura Browder, Jamie Osborne, Janet McCright, Jamie Hammond, Ramiro Cuevas, Charles Green, Patrick Zwiers, Sean Brendan Pearce, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Marsha Monroe, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Kamie Smith, Cindy Drain, Xome Inc. and Tejas Corporate Services, 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): Terry Browder, Laura Browder, Jamie Osborne, Janet McCright, Jamie Hammond, Ramiro Cuevas, Charles Green, Patrick Zwiers, Sean Brendan Pearce, Brian Hooper, Mike Jansta, Mike Hayward, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, Marsha Monroe, Christin Delarosa, Doug Neff, Daryl Drain, Ed Henderson, Kamie Smith, Cindy Drain, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Sean Brendan Pearce, declare under penalty of perjury that on the 25 day of SEPTEMBER, 2025, 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).

