

025047

OCT 09 2025

AT 8:00 O'CLOCK A.M.
CARLA KERN
County Clerk, Mitchell County, Texas
By gk

25-03905

116 E 12TH ST, COLORADO CITY, TX 79512

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE****Property:**

The Property to be sold is described as follows:

BEING THE EAST ONE-HALF (E/2) OF LOTS ELEVEN (11) AND TWELVE (12) OF THE G.W. WOMACK SUBDIVISION OF BLOCK 157 OF THE JOSEPH E. BROWN'S EXTENSION TO THE TOWN OF COLORADO CITY, MITCHELL COUNTY, TEXAS AS SHOWN UPON PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 64, PAGE 478, DEED RECORDS, MITCHELL COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated February 28, 2023 and recorded on March 6, 2023 at Instrument Number 230335 in the real property records of MITCHELL County, Texas, which contains a power of sale.

Sale Information:

December 2, 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 JENNIFER KIM MIDDLETON secures the repayment of a Note dated February 28, 2023 in the amount of \$111,111.00. PENNYMAC LOAN SERVICES, LLC, whose address is c/o PennyMac Loan Services, LLC, P.O. Box 30597, Los Angeles, CA 90030, is the current mortgagee of the Deed of Trust and Note and PennyMac Loan 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.

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.



4854939

Mary Company

De Cubas & Lewis, P.C.
Mary Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310


Substitute Trustee(s): Terry Browder, Laura Browder,
Jamie Osborne, Janet McElright, Jamie Hammond,
Ramiro Cuevas, Charles Green, Patrick Zwiers,
Auction.com LLC||Sean Brendan Pearce, Terry
Browder, Laura Browder, Agency Sales and Posting
LLC

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 9 day of October, 2022 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).