


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1508 Dallas St, Colorado City, TX 79512

FEB 15 2022

AT 9:55 O'CLOCK 22-000408  
 CARLA KERN  
 County Clerk, Mitchell County, Texas  
 By  Deputy

**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: 04/05/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Mitchell County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

**2. Terms of Sale.** Highest bidder for cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 2/13/2015 and recorded in the real property records of Mitchell County, TX and is recorded under Clerk's File/Instrument Number, 823, Page 606, with Edward T. Garza, Jr. and Kailyn D. Garza (grantor(s)) and Mortgage Electronic Registration Systems Inc as a nominee for American Southwest Mortgage Corp. mortgagee to which reference is herein made for all purposes.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by Edward T. Garza, Jr. and Kailyn D. Garza, securing the payment of the indebtedness in the original amount of \$110,204.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ServiceMac, LLC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to be Sold.** BEING ALL OF LOT SEVEN (7) AND THE SOUTH ONE-HALF (S/2) OF LOT EIGHT (8), BLOCK FOUR (4) OF THE RT. MANUEL'S HIGHLAND PARK ADDITION TO THE TOWN OF COLORADO (NOW COLORADO CITY), MITCHELL COUNTY, TEXAS AS SAID LOTS ARE SHOWN UPON PLAT OF RECORD IN VOLUME 29, PAGE 546 OF THE DEED RECORDS OF MITCHELL COUNTY, TEXAS UNTIL PLACED IN VOLUME 2, PAGE 47 OF THE PLAT RECORDS OF SAID COUNTY.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. ServiceMac, LLC, as Mortgage Servicer, is representing the current Mortgagee whose address is:

ServiceMac, LLC.  
9726 Old Bailes Road, Suite 200  
Fort Mill, SC 29707

~~\_\_\_\_\_  
**SUBSTITUTE TRUSTEE**  
Marsha Monroe, Terry Browder, Laura Browder  
1320 Greenway Drive, Suite 300  
Irving, TX 75038~~

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
NOTARY PUBLIC in and for  
\_\_\_\_\_ COUNTY  
My commission expires: \_\_\_\_\_  
Print Name of Notary: \_\_\_\_\_

**CERTIFICATE OF POSTING**

My name is \_\_\_\_\_, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the Mitchell County Clerk and caused to be posted at the Mitchell County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_