

23018

FILED FOR RECORD

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

MAR 23 2023

AT 10:25 O'CLOCK A M
CARLA KERN
County Clerk, Mitchell County, Texas
By [Signature] Deputy

MITCHELL County

Deed of Trust Dated: April 30, 2007

Amount: \$55,212.00

Grantor(s): VICTORIA ESPINOZA

Original Mortgagee: COUNTRYWIDE HOME LOANS, INC.

Current Mortgagee: CITIMORTGAGE

Mortgagee Address: CITIMORTGAGE, 425 Phillips Blvd., Ewing, NJ 08618

Recording Information: Document No. 762

Legal Description: BEING ALL OF LOT NO. TEN AND THE SOUTH ONE-HALF (S/2) OF LOT NO. ELEVEN (11). IN THE JAMES H. GUITAR SUBDIVISION OF BLOCK NO. ONE HUNDRED SIXTY-TWO (162). JOSEPH E. BROWN'S EXTENSION TO THE TOWN OF COLORADO (NOW COLORADO CITY) MITCHELL COUNTY, TEXAS, AS SHOWN UPON MAP OF SAID SUBDIVISION OF RECORD IN VOLUME 29, PAGE 538, OF THE DEED RECORDS OF MITCHELL COUNTY, TEXAS.

Date of Sale: June 6, 2023 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the MITCHELL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

MARSHA MONROE OR TERRY BROWDER, LAURA BROWDER, JAMIE OSBORNE, JONATHAN SCHENDEL, RAMIRO CUEVAS OR CHARLES GREEN have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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.

[Signature]
Anthony Alan Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2023-001145

[Signature]
Printed Name: Terry Browder
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618