

AT 4:25 FILED
O'CLOCK P M

NOTICE OF FORECLOSURE SALE

NOV 10 2020

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 COUNTY OF CORYELL CO., TEXAS 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. **Property to Be Sold.** The property to be sold is described as follows:
BEING LOT EIGHT (8), BLOCK TWO (2) OF NORTHERN ANNEXATION AS SHOWN BY PLAT IN VOLUME 4, PAGE 15, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated February 20, 2018, and recorded in real property records of Coryell County, Texas as Document 304692.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: December 1, 2020

Time: 10:00 AM


Place: NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.


4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

5. **Obligations Secured.** The Deed of Trust executed by ~~ANDY WILLIAMS AS PERSONAL GUARANTOR AND ON BEHALF OF IMPERIAL ROI, INC.~~, provides that it secures the payment of the indebtedness in the original principal amount of \$55,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BLUE MOSAIC, LLC is the current mortgagee of the note and deed of trust and the current mortgage servicer. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint Annarose M. Harding, Nicholas Campbell, Branch M. Sheppard, Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Denise Boerner or Kathy Arrington as Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH,
A PROFESSIONAL LAW CORPORATION
Branch M. Sheppard, Attorney at Law
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SARA A. MORTON, ANNAROSE M. HARDING, NICHOLAS
CAMPBELL, BRANCH M. SHEPPARD, TIM LEWIS, BRENDA
WIGGS, GUY WIGGS, DONNA STOCKMAN, DAVID
STOCKMAN, MICHELLE SCHWARTZ, DENISE BOERNER OR
KATHY ARRINGTON
c/o Galloway Johnson Tompkins Burr & Smith
1301 McKinney Drive, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I am _____ whose address is c/o Galloway, Johnson, Tompkins, Burr & Smith, A PLC, 1301 McKinney Drive, Suite 1400, Houston, TX 77010. I declare under penalty of perjury that on June _____, 2020, I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.