

October

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 25th day of August, 2023 at 2:42 pm  
Stephanie M. Sanders, Robertson County Clerk

SM

Filed for Record in:  
Robertson County  
On: Aug 25, 2023 at 02:42P  
By: Sarah Tepera

**NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN ROBERTSON COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS, SUBJECT TO THE FOLLOWING RESERVATIONS, TO WIT: PART OF SUBDIVISION "F" IN DIVISION TWENTY (20), CITY OF BREMOND, IN ROBERTSON COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID TOWN OF RECORD IN VOLUME 40, PAGE 178 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS; AND BEING THE SAME PROPERTY DESCRIBED IN A DEED FROM JAMES DAVID CUNNINGHAM AND WIFE, KERI PRATER CUNNINGHAM TO JAY WILLIAM MILLER, DATED JANUARY 9, 2004 AND RECORDED IN VOLUME 855, PAGE 162 OF THE OFFICIAL PUBLIC RECORDS OF ROBERTSON COUNTY, TEXAS.

BEING A PORTION OF SUBDIVISION "F" IN DIVISION XX (20) IN THE TOWN OF BREMOND, BEGINNING AT THE CORNER OF SUBDIVISION F AND CORNER OF SUBDIVISION D IN DIVISION XX; SAID CORNER BEING ON THE NORTH LINE OF COLLIN STREET, AND 295 FEET, FROM THE CORNER OF ANDERSON AND COLLIN STREETS;

THENCE SOUTH 65-1/2 EAST 50 FEET WITH THE NORTH LINE OF COLLIN STREET TO STAKE FOR CORNER;

THENCE NORTH 24- 1/2 EAST 115 FEET TO STAKE FOR CORNER;

THENCE NORTH 65- 1/2 WEST 50 FEET TO STAKE IN A LINE OF SUBDIVISION D IN DIVISION XX;

THENCE SOUTH 24-1/2 WEST 115 FEET WITH SAID A LINE TO THE PLACE OF BEGINNING, AND LOCATED IN ACCORDANCE WITH A MAP OF SAID TO AS DRAWN BY A.V. KELLOGG, OF RECORD IN VOLUME 40, PAGE 178 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS.

SAVE AND EXCEPT:

BEGINNING AT A POINT AT OR NEAR THE SOUTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF THENCE SLAUGHTER TEXAS, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF COLLINS STREET, SAID POINT BEING NORTH 13 DEGREES 36 MINUTES EAST 30 FEET FROM CENTER LINE OF FM 2293 AT STE 17-/20;

THENCE ALONG SAID PROPERTY LINE NORTH 13 DEGREES 35 MINUTES EAST 10 FEET.

THENCE 50 FEET NORTH OF AND PARALLEL TO CENTER LINE OF FM 2293 SOUTH 76 DEGREES 24 MINUTES EAST 45 FEET TO A POINT ON THE EAST PROPERTY LINE OF THIS TRACT, SAME BEING THE EAST PROPERTY LINE OF THE JOHN SMITH TRACT, SAID POINT BEING NORTH 13 DEGREES 36 MINUTES EAST 40 FEET FROM CENTER LINE AT STE 17-/65,

THENCE ALONG SAID PROPERTY LINE SOUTH 13 DEGREES 36 MINUTES WEST 10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COLLINS STREETS;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 76 DEGREES 24 MINUTES NORTH 45 FEET TO THE POINT OF BEGINNING AN CONTAINING 0.010 ACRES OF LAND MORE OR LESS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/20/2014 and recorded in Book 1244 Page 91 Document 20142952 real property records of Robertson County, Texas.

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

Date: 10/03/2023

Time: 11:00 AM

Place: Robertson County, Texas at the following location: THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**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 section 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 MICHAEL W. CURRY JR AND ALICIA C. CURRY, provides that it secures the payment of the indebtedness in the original principal amount of \$33,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MATRIX FINANCIAL SERVICES CORPORATION is the current mortgagee of the note and deed of trust and ROUNDPOINT MORTGAGE SERVICING LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is MATRIX FINANCIAL SERVICES CORPORATION c/o ROUNDPOINT MORTGAGE SERVICING LLC, 951 Yamato Road, Ste 175, Boca Raton, FL 33431 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** MATRIX FINANCIAL SERVICES CORPORATION obtained a Order from the 82nd - Robertson County District Court of Robertson County on 08/21/2023 under Cause No. 23-06-21679-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.



7. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, 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.**



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Mackie Wolf Zientz & Mann, P.C.

Brandon Wolf, Attorney at Law

✓ L. Keller Mackie, Attorney at Law

Michael Zientz, Attorney at Law

Lori Liane Long, Attorney at Law

Chelsea Schneider, Attorney at Law

Ester Gonzales, Attorney at Law

Karla Balli, Attorney at Law

Parkway Office Center, Suite 900

14160 Dallas Parkway

Dallas, TX 75254

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

Certificate of Posting

I am Pete Flores whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 8-25-23 I filed this Notice of Foreclosure Sale at the office of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners Court.