

## 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: FIRST TRACT: SUBDIVISION LOT NO. 12 IN BLOCK NO. 86, OF THE CITY OF COLUMBUS, IN COLORADO COUNTY, BEING THE SAME LAND DESCRIBED IN GIFT DEED FROM VICTORIA PEREZ TO SOFIA JUANITA RAMIREZ, DATED SEPTEMBER 14, 1998, RECORDED IN VOLUME 278, PAGE 204, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

SECOND TRACT: A TRACT CONTAINING 3,518 SQUARE FEET OF LAND, MORE OR LESS, A PART OF ORIGINAL LOT NO. 3, IN BLOCK NO. 86, OF THE CITY OF COLUMBUS, IN COLORADO COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN GIFT DEED FROM VICTORIA PEREZ TO JUANITA RAMIREZ DATED SEPTEMBER 14, 1998, RECORDED IN VOLUME 278, PAGE 201, OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/24/2006 and recorded in Book 532 Page 651 Document 3803 real property records of Colorado County, Texas.

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

Date: 09/03/2019

Time: 10:00 AM

Place: Colorado County, Texas at the following location: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING, OR THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

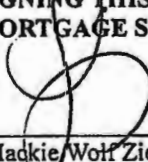
4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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 SOFIA JUANITA RAMIREZ AND JOE RAMIREZ, provides that it secures the payment of the indebtedness in the original principal amount of \$52,800.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Order to Foreclose.* U.S. Bank National Association, as Trustee for MASTR Asset-Backed Securities Trust 2006-HE4 Mortgage Pass-Through Certificates, Series 2006-HE4 obtained a Order from the 25th District Court of Colorado County on 06/18/2019 under Cause No. 25282. 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 MEGAN L. RANDLE AKA MEGAN L. RANDLE-BENDER OR EBBIE MURPHY, 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.**

  
Maddie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Vori Liane Long, Attorney at Law  
Chelsea Schneider, Attorney at Law  
Ester Gonzales, Attorney at Law  
Parkway Office Center, Suite 900  
14160 North Dallas Parkway  
Dallas, TX 75254

  
MEGAN L. RANDLE AKA MEGAN L. RANDLE-  
BENDER OR EBBIE MURPHY  
c/o AVT Title Services, LLC  
5177 Richmond Avenue Suite 1230  
Houston, TX 77056

Certificate of Posting

FILED IN RECORDS  
COLORADO COUNTY, TX  
2019 AUG -8 PM 4: 24  
KIMBERLY MENKE  
COUNTY CLERK OK



I am Pete Flores whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 8-8-19 I filed this Notice of Foreclosure Sale at the office of the Colorado County Clerk and caused it to be posted at the location directed by the Colorado County Commissioners Court.