

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

BEING LOT 14, BLOCK D, WINDY TERRACE, SECTION ONE (1), A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 363, OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Security Instrument: Deed of Trust dated October 26, 2015 and recorded on October 30, 2015 as Instrument Number 2015096207 in the real property records of WILLIAMSON County, Texas, which contains a power of sale.

Sale Information: October 05, 2021, at 10:00 AM, or not later than three hours thereafter, at the northeast basement door in the new addition to the Williamson County Justice Center, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MARIEDA L. HILL secures the repayment of a Note dated October 26, 2015 in the amount of \$100,000.00. ROUNDPOINT MORTGAGE SERVICING CORPORATION, whose address is c/o RoundPoint Mortgage Servicing Corporation, 446 Wrenplace Road, Fort Mill, SC 29715, is the current mortgagee of the Deed of Trust and Note and RoundPoint Mortgage Servicing Corporation is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Court Order: A Home Equity Foreclosure Order was signed on March 16, 2020 in the 26th District Court of Williamson County under Cause No. 19-1725-C26. A copy of the Order is attached hereto.

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.

FILED FOR RECORD


AUG 26 2021

Nancy E. Ruter
County Clerk, Williamson Co. TX



4734114

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): David Ackel, Travis Kaddatz,
Sara Edgington, Logan Thomas, Colette Mayers,
Stephen Mayers, Aarti Patel, Evan Press, Dylan Ruiz,
Violet Nunez, Shawn Schiller, Clay Golden, Maryna
Danielian, Scott Swenson, Angela Zavala, Michelle
Jones, Richard Zavala, Jr., Sharlet Watts and
Auction.com employees, including but not limited to
those listed herein
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 26th day of August, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of WILLIAMSON County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**IN RE: ORDER FOR FORECLOSURE
CONCERNING 2404 WINDRIFT WAY
ROUND ROCK, TX 78664
UNDER TEX. R. CIV. PROC. 736**

www.pearsoned.com

ROUNDPOINT MORTGAGE SERVICING CORPORATION

RESPONDENT(S):

MARIEDA L. HILL

26TH JUDICIAL DISTRICT

MARIEDA L. HILL
2404 WINDRIFT WAY
ROUND ROCK, TX 78664

3. The Property that is the subject of this foreclosure proceeding is commonly known as 2404 WINDRIFT WAY, ROUND ROCK, TX 78664 with the following legal description:

**BEING LOT 14, BLOCK D, WINDY TERRACE, SECTION ONE (1), A
SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE
MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDE 363, OF THE
PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.**

4. The lien sought to be foreclosed is indexed or recorded at Document 2015096207 and recorded in the real property records of Williamson County, Texas.

Envelope# 39413133

3:17 **FILED** *P*
~~at o'clock~~ *M*
 33
 MAR 17 2020
Lyni Hand
 District Clerk Williamson Co., TX

19-02827

5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the Court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order and under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed. *after the expiration of 120 days*
8. This Order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate original proceeding, filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 16 day of March, 2020


JUDGE PRESIDING

Approved:



Dustin C. George

Texas Bar No. 24065287

dustin.george@mwglegal.com

Tracey Midkiff

Texas Bar No. 24076558

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Attorney for Petitioner

19-02827