



SPECIALIZED LOAN SERVICING LLC (SPZ)
TRANG, DUNG
528 SWEET LEAF LANE, PFLUGERVILLE, TX 78660

CONVENTIONAL
Firm File Number: 19-033115

STAYS IN FILE

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 20, 2008, DUNG QUE TRANG, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN BARRETT BURKE WILSON CASTLE DAFFIN & FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of TRAVIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2008176392, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Travis county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Travis, State of Texas:

LOT 14, BLOCK "I", BROOKFIELD ESTATES II, A SUBDIVISION IN TRAVIS COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NUMBER 200400010 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Property Address:

528 SWEET LEAF LANE
PFLUGERVILLE, TX 78660
SPECIALIZED LOAN SERVICING LLC
SPECIALIZED LOAN SERVICING LLC
6200 S. QUEBEC ST.
SUITE 300
GREENWOOD VILLAGE, CO 80111

Mortgage Servicer:

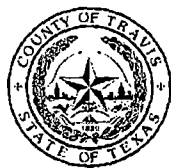
Mortgagee:

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Angela Zavala
SUBSTITUTE TRUSTEE

David Ackel, Travis Kaddatz, Sara Edgington, Colette
Mayers, Thomas Gilbraith, Jason Spence, Aarti Patel,
Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas,
Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew
Hansen, Auction.com, Angela Zavala, Michelle Jones,
Richard Zavala, Jr. or Sharlet Watts
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 900
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Ra

Rebecca Guerrero, County Clerk
Travis County, Texas

202240095

Feb 17, 2022 09:29 AM

Fee: \$3.00

MACEDOS