



3509 Lafayette Avenue, Austin, TX 78722

19-024294

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.

1. Date, Time, and Place of Sale.

Date: 12/07/2021

Time: Between 1PM - 4PM and beginning not earlier than 1PM - 4PM or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Travis County, pursuant to §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.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/27/2012 and recorded in the real property records of Travis County, TX and is recorded under Clerk's File/Instrument Number, 2012205021 with Robert Mills Tandy (grantor(s)) and Mortgage Electronic Registration Systems, Inc., as nominee for Aspire Financial Inc. d/b/a Texas Lending.com mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Robert Mills Tandy, securing the payment of the indebtedness in the original amount of \$405,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Finance of America is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT FIVE (5), BLOCK THREE (3), UPLAND ADDITION, AN ADDITION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 4, PAGES 132 AND 133, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



6. Mortgage Servicer Information. 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 §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Compu-Link Corporation, d/b/a Celink, as Mortgage Servicer, is representing the current Mortgagee whose address is:

Finance of America
2900 Esperanza Crossing
Austin, TX 78758

Angela Zavala

SUBSTITUTE TRUSTEE

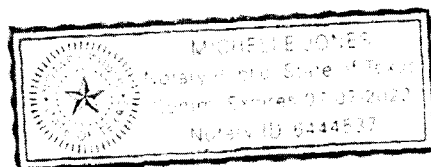
Angela Zavala, ~~Michelle Jones~~
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Travis

Before me, the undersigned authority, on this day personally appeared Angela Zavala, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of October, 2021.

Michelle Jones
NOTARY PUBLIC in and for



Travis COUNTY
My commission expires: _____
Print Name of Notary: Michelle Jones

CERTIFICATE OF POSTING

My name is Angela Zavala, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on OCT. 21, 2021 I filed at the office of the Travis County Clerk and caused to be posted at the Travis County courthouse this notice of sale.

Angela Zavala
Declarant's Name:

Date: Oct 21/21



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202140311

Oct 21, 2021 08:08 AM

Fee: \$3.00

MACEDOS