



STATE OF TEXAS
COUNTY OF TRAVIS



NOTICE OF FORECLOSURE SALE

Deed of Trust ("Deed of Trust")

Dated: October 30, 2007

Grantor(s): Diana Lynn Wade

Trustee: Michael H. Patterson

Lender: Mortgage Electronic Registration Systems, Inc. as nominee for AmeriCare Investment Group, Inc. dba Premier Capital Lending

Recorded in: Document 2007222558 of the Real Property Records of Travis County, Texas

Secures: Note ("Note") in the original principal amount of \$116,082.00 executed by Grantor(s) and payable to the order of Lender and all other indebtedness of Grantor(s) to Lender

Property: The real property and improvements described in the attached Exhibit A

Assignment: The Note and the liens and security interests of the Deed of Trust were transferred and assigned to Limosa, LLC ("Beneficiary")

Substitute Trustee: Angela Zavala or Michelle Jones or Richard Zavala, Jr. or Sharlet Watts

Substitute Trustee's Street Address: c/o DWaldmanlaw, P.A.
3418 Highway 6 South, Suite B#345
Houston, TX 77082

Mortgage Servicer: SN Servicing Corporation

Mortgage Servicer's Address: 323 5th Street, Eureka, CA 95501

Foreclosure Sale:**Date:**

Tuesday, December 7, 2021

Time:

The sale of the Property ("Foreclosure Sale") will take place between the hours of 1:00pm - 4:00pm local time.

Place:The area under the rear portico of the courthouse located on the west side of courthouse immediately south of and slightly east of 11th & San Antonio Street, referred to as the Sallyport or as designated by the County Commissioner's Office.**Terms of Sale:**

The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Limosa, LLC's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Limosa, LLC, the owner and holder of the Note, has requested Substitute Trustee to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Limosa, LLC's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Lender's rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

SN Servicing Corporation is representing Limosa, LLC in connection with the loan evidenced by the Note and secured by the Deed of Trust under a servicing agreement with Lender. The respective addresses of Limosa, LLC and SN Servicing Corporation are set forth above.

Therefore, notice is given that on and at the Date, Time and Place of Sale described above, Substitute Trustee will sell the Property by public sale to the highest bidder for cash in accordance with the Deed of Trust.

The Deed of Trust permits the Lender to postpone, withdraw, or reschedule the sale for another day. In that case, the Substitute Trustee need not appear at the Date, Time, and Place of Sale described above to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. The reposting or re-filing may be after the date originally scheduled for this sale.

Those desiring to purchase the Property will need to demonstrate their ability to pay cash on the day the Property is sold.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Notice is given that before the Foreclosure Sale Lender may appoint another person as Substitute Trustee to conduct the Foreclosure Sale.

By:

Angela Zavala

Substitute Trustee

Exhibit A: Property Description

LOT 41, BLOCK B, WEBBERWOOD RIDGE SECTION THREE, A SUBDIVISION IN TRAVIS AND BASTROP COUNTIES, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 100, PAGE 109, PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CABINET J, PAGE 80B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

TOGETHER WITH THE MAUNFACTURED HOUSING UNIT DESCRIBED AS FOLLOWS WHICH SHALL BE A PART OF THE REAL PROPERTY:

MAKE: CAVCO INDUSTRIES

MODEL: CLV2840A

YEAR: 2001

SERIAL NUMBER(S): CAVNMB002302X/U

WIDTH & LENGTH: 27' X 40'

COMMONLY KNOWN AS 21416 WEBBER OAKS COVE, ELGIN, TEXAS 78621



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

202140327

Nov 10, 2021 08:12 AM

Fee: \$3.00

LOPEZS