

**STAYS IN FILE****NOTICE OF 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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated August 25, 2017 and recorded under Clerk's File No. 2017138205, in the real property records of TRAVIS County Texas, with Elizabeth Velasquez, Single as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for CMG Mortgage, Inc dba CMG Financial, its successors and assigns as Original Mortgagee.

Deed of Trust executed by Elizabeth Velasquez, Single securing payment of the indebtedness in the original principal amount of \$311,720.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Elizabeth Velasquez. Lakeview Loan Servicing, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. M & T Bank is acting as the Mortgage Servicer for the Mortgagee. M & T Bank, is representing the Mortgagee, whose address is: PO Box 840, Buffalo, NY 14240.

**Legal Description:**

**UNIT 169, TOGETHER WITH THE UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS APPURTENANT THERETO, OF SEARIGHT VILLAGE CONDOMINIUMS, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, RECORDED IN DOCUMENT NUMBER 2014193971, AS AMENDED UNDER DOCUMENT NUMBERS 2015043331, 2015043380 AND 2015149515 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

**SALE INFORMATION****Date of Sale: 01/04/2022****Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: TRAVIS County Courthouse, Texas at the following location: In the rear Sallyport of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 926-5200

*Angela Zavala*  
 Angela Zavala, David Ackel, Michelle Jones, Scott Swenson, Travis Kaddatz, Evan  
 Press, Logan Thomas, Sara Edgington, Aarti Patel, Stephen Mayers, Colette Mayers,  
 Brett Adams, Clay Golden, Dylan Ruiz, John Latham, Maryna Danielian, Michael  
 Latham, Shawn Schiller, Tobey Latham, Violet Nunez, Thomas Delaney, Danya  
 Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee



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FILED AND RECORDED  
 OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
 Travis County, Texas

Dec 02, 2021 08:54 AM

Fee: \$3.00

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