



NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
MERINO, EMILIO AND JESSICA GALVEZ
301 VALJEAN DRIVE, PFLUGERVILLE, TX 78660

FHA 495-7839619-703

Firm File Number: 16-025528

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 25, 2008, EMILIO MERINO AND WIFE JESSICA GALVEZ, as Grantor(s), executed a Deed of Trust conveying to TIMOTHY M. BARTOSH OR WILLIAM B. NARYKA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CTX MORTGAGE COMPANY, LLC 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 2008050432, 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, May 3, 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 11, BLOCK F, ROYAL POINTE, SECTION TWO, AN ADDITION TO THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 200600078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Property Address:

301 VALJEAN DRIVE
PFLUGERVILLE, TX 78660

Mortgage Servicer:

Mortgagee:

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPEL, TX 75019

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.

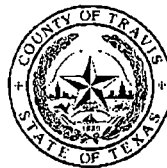
Angela Zavala

SUBSTITUTE TRUSTEE


David Ackel, Travis Kaddatz, Sara Edgington, Colette
Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel,
Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas,
Cary Corenblum, Joshua Sanders, Arlena Litton, Matthew
Hansen, Auction.com, Angela Zavala, Michelle Jones,
Richard Zavala, Jr or Sharlet Waits
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
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.

Unofficial Document



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS


Rebecca Guerrero, County Clerk
Travis County, Texas

202240104

Feb 24, 2022 10:44 AM

Fee: \$3.00

AVILLARREAL