

STAYS IN FILE



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202240074

**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.

**DATE, TIME, PLACE OF SALE:**

**Date:** Tuesday, the 1st day of March, 2022  
**Time:** 1:00 pm or not later than three hours after that 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: CASH**

**DEED OF TRUST INFORMATION, INSTRUMENT TO BE FORECLOSED:**

**Date:** July 10, 2019  
**Grantor(s):** Debraj Mookerjee  
**Original Mortgage:** Velocity Commercial Capital, LLC  
**Original Principal:** \$238,500.00  
**Recording Information:** Deed Inst. # 2019102593  
**Current Mortgagee/Beneficiary:** U.S. Bank National Association, as Trustee for Velocity Commercial  
Capital Loan Trust 2019-3  
**Secures:** The Promissory Note (the "Note") in the original principal amount of  
\$238,500.00 and all obligations contained therein. All sums secured by the  
Deed of Trust have been and are hereby declared immediately due and  
payable as a result of default under the Note and/or Deed of Trust.

**MODIFICATIONS AND RENEWALS:**

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

**PROPERTY TO BE SOLD:**

**Property County:** Travis  
**Property Description:** (See Attached Exhibit "A")  
**Property Address:** 1302 South Quinlan Park Road, Austin, Texas 78732  
**Condition and Important Recitals:** Should a conflict occur between the property address and the legal  
description contained in "Exhibit A" the legal description shall control. The  
property will be sold "AS IS" without any representations, warranties, or  
recourse, and subject to any liens or interests that may survive the sale.  
Any purchaser who purchases the property does so at his/her/its own risk  
and is strongly encouraged engage in significant due diligence prior to sale.

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

**Mortgage Servicer:** Velocity Commercial Capital, LLC  
**Mortgage Servicer Address:** 30699 Russell Ranch Rd., Suite 295. Westlake Village, CA 91362

**SUBSTITUTE TRUSTEE(S):** Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts or Bradley Conway

**SUBSTITUTE TRUSTEE ADDRESS:** 2626 Cole Avenue, Suite 501, Dallas, TX 75204

**DOCUMENT PREPARED BY:**

McCalla Raymer Leibert Pierce, LLC  
2626 Cole Avenue, Suite 501, Dallas, TX 75204  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**Certificate of Posting**

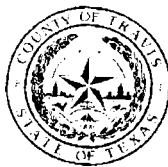
I am Angela Zavala whose address is \_\_\_\_\_

\_\_\_\_\_. I declare under penalty perjury that on 2/8/22 I filed  
and/or recorded this Notice of Foreclosure Sale at the office of the Travis County Clerk and caused it to be posted  
at the location directed by the Travis County Commissioners.

**Return to:** McCalla Raymer Leibert Pierce, LLC, 2626 Cole Avenue, Suite 501, Dallas, TX 75204

EXHIBIT "A"

LOT 4 IN BLOCK B, RESUBDIVISION OF BALDWIN'S POINT, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 172, OF THE MAP AND/OR PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



202240074

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Feb 08, 2022 10:18 AM

Fee: \$3.00

MEDINAE