

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE****STAYS IN FILE****TRAVIS County****Deed of Trust Dated:** November 30, 2015**Amount:** \$169,443.00**Grantor(s):** BRANDIE J MALDANADO and MARGARET TAFOLLA**Original Mortgage:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY**Current Mortgage:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY**Mortgage Address:** SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047**Recording Information:** Document No. 201590015**Legal Description:** LOT 62, BLOCK C, OF BELL FARMS PHASE THREE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED UNDER DOCUMENT NUMBER 201400093, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**Date of Sale:** April 5, 2022 between the hours of 1:00 PM and 4:00 PM.**Earliest Time Sale Will Begin:** 1:00 PM**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the TRAVIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DAVID ACKEL OR TRAVIS KADDATZ, SARA EDGINGTON, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, RAMIRO CUEVAS, CARY CORENBUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLETT WATTS, TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. 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.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Anthony Alan Garcia, ATTORNEY AT LAW**HUGHES, WATTERS & ASKANASE, L.L.P.**

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2018-004016

c/o ServiceLink Auction * Powered by Hudson & Marshall, LLC
3220 El Camino Real 1st Floor
Irvine, CA 92602

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS****Rebecca Guerrero, County Clerk
Travis County, Texas****202240117****Mar 03, 2022 02:19 PM****Fee: \$3.00****ANDERSOND**