

STAYS IN FILE



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20-059440

### Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 14, 2017	Original Mortgagor/Grantor: VICTORIA FLAUGHER
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS BENEFICIARY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: PRIMELENDING, A PLAINSCAPITAL COMPANY
Recorded in: Volume: N/A Page: N/A Instrument No: 2017095680	Property County: TRAVIS
Mortgage Servicer: CENLAR FEDERAL SAVINGS BANK	Mortgage Servicer's Address: 425 Phillips Blvd. Ewing, New Jersey 08618-1430

\* 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.

**Secures:** Note in the original principal amount of \$159,900.00, executed by VICTORIA FLAUGHER and payable to the order of Lender.

**Property Address/Mailing Address:** 1415 W BRAKER LN B, AUSTIN, TX 78758

**Legal Description of Property to be Sold:** UNIT 998 AR, BUILDING T, GRACY MEADOW CONDOMINIUMS, A CONDOMINIUM PROJECT IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE DECLARATION OF CONDOMINIUM, AND THE PLATS AND EXHIBITS ATTACHED THERETO OF RECORD IN VOLUME 10, PAGE 661, AMENDED IN VOLUME 10, PAGE 964, VOLUME 10, PAGE 1077, VOLUME 11, PAGE 1499 AND VOLUME 7324, PAGE 395, CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS.

PARCEL ID: 501528.

Date of Sale: January 04, 2022	Earliest time Sale will begin: 10:00 AM
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**Place of sale of Property:** Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, PRIMELENDING, A PLAINSCAPITAL COMPANY, the owner and holder of the Note, has requested Mike Hanley, David Ackel, Scott



Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Joshua Sanders, Pamela Thomas, Evan Press, Dylan Ruiz, Angela Zavala, Michelle Jones, Sharlett Watts whose address is 1 Mauchly Irvine, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**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 *PRIMELENDING, A PLAINSCAPITAL COMPANY* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (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(a) of the Texas Property Code, Mike Hanley, David Ackel, Scott Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Joshua Sanders, Pamela Thomas, Evan Press, Dylan Ruiz, Angela Zavala, Michelle Jones, Sharlett Watts whose address is 1 Mauchly Irvine, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, 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 Mike Hanley, David Ackel, Scott Swenson, Travis Kaddatz, Sara Edgington, Logan Thomas, Colette Mayers, Stephen Mayers, Aarti Patel, Joshua Sanders, Pamela Thomas, Evan Press, Dylan Ruiz, Angela Zavala, Michelle Jones, Sharlett Watts whose address is 1 Mauchly Irvine, CA 92618 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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.**

/s/William Attmore

William Attmore

Attorney for Cenlar Federal Savings Bank

State Bar No.: 24064844

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Robertson, Anschutz, Schneid, Crane & Partners,

PLLC / Attorney for Mortgagee

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**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*

**Dana DeBeauvoir, County Clerk  
Travis County, Texas**

**202140352**

**Nov 29, 2021 08:56 AM**

**Fee: \$3.00**

**MEDINAE**