

STAYS IN FILE



1 pg

202240170

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
12/2/1993

Original Beneficiary/Mortgagee:
NORTH AMERICAN MORTGAGE COMPANY

Recorded in:
Volume: 12080
Page: 1276
Instrument No: 93148934

Mortgage Servicer:
Specialized Loan Servicing, LLC, is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
ABEL MORENO JR. ET UX, ELIZABETH R. MORENO

Current Beneficiary/Mortgagee:
GSMPS Mortgage Loan Trust 2005-RP2, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee
Property County:
TRAVIS

Mortgage Servicer's Address:
6200 S. Quebec St.,
Greenwood Village, CO 80111

Legal Description: LOT 24, BLOCK "A", OF SILVERSTONE PHASE 2, SECTION ONE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 84, PAGES 146C-147A, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

Date of Sale: 6/7/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

Angela Zavala
David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbreath, C Jason Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075



MH File Number: TX-22-80824-POS
Loan Type: FHA

202240170

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero
**Rebecca Guerrero, County Clerk
Travis County, Texas**

Mar 24, 2022 11:12 AM

Fee: \$3.00

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