

**NOTICE OF ACCELERATION AND NOTICE OF 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.

**DEED OF TRUST INFORMATION:**

Date: November 3, 2005

Grantor(s): Michael O. Price, A single person

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender

Original Principal: \$133,600.00

Recording Information: Instrument Number 2005211383

Property County: Travis

Property: FIELD NOTES DESCRIBING 1.01 ACRES OF LAND, MORE OR LESS, BEING A PORTION OF LOT 13 NORTHRIDGE ACRES NO. 2, AN ADDITION IN TRAVIS COUNTY, TEXAS, RECORDED IN BOOK 14, PAGE 84, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 5528, PAGE 977, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rod found in the west line of Lot 12, Northridge Acres, No. 2, at the southwesterly corner of Tract E, also being the northeast corner of Billy E. Harrison's Tract the southeasterly corner hereof;

THENCE along the common lines of the above described tracts, North 59 deg. 32'40" West, 264.95 feet to a 1/2 inch iron rod set in the southerly right-of-way line of Summit Drive, for the southwesterly corner hereof;

THENCE along the southerly r-o-w line of Summit Drive, North 30 deg. 23'00" East, 154.84 feet to a 1/2 inch iron rod set in the south r-o-w line of Prairie Lane, for the northwesterly corner hereof;

THENCE along the southerly r-o-w line of Prairie Lane, South 59 deg. 32'40" East, 284.86 feet to a 1/2 inch rod set at the northwest corner of Lot 12, Northridge Acres No. 2, for the northeasterly corner hereof;

THENCE along the westerly line of said Lot 12, South 30 deg. 21'01" West, 154.64 feet to the PLACE OF BEGINNING and containing 1.01 acres of land, more or less.

Property Address: 16409 Summit Drive  
Austin, TX 78728

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: **THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2005-16**  
 Mortgage Servicer: **Shellpoint Mortgage Servicing**  
 Mortgage Servicer: **55 Beattie Place, Suite 100 MS 561**  
 Address: **Greenville, SC 29601**

**SALE INFORMATION:**

Date of Sale: **April 5, 2022**  
 Time of Sale: **10:00 am or within three hours thereafter.**  
 Place of Sale: **The area under the rear portico of the Courthouse located on the west side of the Courthouse immediately south of and slightly east of 11th & San Antonio Street, referred to as the Sallyport or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
 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, Aleena Litton, Matthew Hansen, Auction.com, any to act**  
 Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared, such default was reported to not have been cured, and all sums secured by such Deed of Trust are declared immediately due and payable.

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and 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, Aleena Litton, Matthew Hansen, Auction.com, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. 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, Aleena Litton, Matthew Hansen, Auction.com, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of

merchantability and fitness for the particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be sold "AS-IS", purchaser's will buy the property "at the purchaser's own risk" and "at his peril" and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interest of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

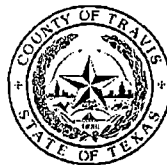
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520

WITNESS MY HAND this 24<sup>th</sup> day of February, 2022.

Angela Zavala

Michelle Jones or Angela Zavala or Richard  
Zavala JR or Sharlet Watts



202240106

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

Rebecca

Rebecca Guerrero, County Clerk  
Travis County, Texas

Feb 24, 2022 11:00 AM

Fee: \$3.00

AVILLARREAL