

19
NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
4/14/2017

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR BANK OF
AMERICA, N.A., ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: NA
Page: NA
Instrument No: 2017033968

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
FEDERICO GARANSUAY AND MARNI
GARANSUAY
Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Property County:
WILLIAMSON

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: LOT 1, IN BLOCK Z, PALOMA LAKE, SECTION 12, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE PLAT AS RECORDED IN COUNTY CLERK'S NUMBER 2015078514 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS.

Date of Sale: 4/5/2022

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

Place of Sale of Property: Williamson County Justice Center, 405 Martin Luther King, Georgetown, TX 78626 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

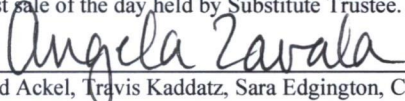
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.


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,
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

FILED FOR RECORD

FEB 24 2022


County Clerk, Williamson Co., TX

MH File Number: TX-22-80229-POS
Loan Type: Conventional Residential