



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.

5965-536

NOTICE OF FORECLOSURE SALE**STAYS IN FILE****1 THE PROPERTY TO BE SOLD**

COMMONLY KNOWN AS

5204 KEENE COVE, AUSTIN, TEXAS 78730

LEGAL DESCRIPTION

LOT 12, BLOCK A, RIVER PLACE SECTION 8, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 96, PAGE 206, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

2 THE DEED OF TRUST TO BE FORECLOSED UPONRECORDED IN REAL PROPERTY RECORDS OF
TRAVIS COUNTYRECORDED ON
OCTOBER 26, 2018UNDER DOCUMENT#
2018168809**3 THE SALE IS SCHEDULED TO BE HELD**

PLACE

THE AREA UNDER THE REAR PORTICO OF THE COURTHOUSE
LOCATED ON THE WEST SIDE OF COURTHOUSE
IMMEDIATELY SOUTH OF AND SLIGHTLY EAST OF 11TH &
SAN ANTONIO STREET, REFERRED TO AS THE SALLYPORT OR
AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICEDATE
APRIL 5, 2022TIME
1:00 PM - 4:00 PM**TERMS OF SALE**

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the Property. Pursuant to § 51.009 of the TEXAS PROPERTY CODE, the Property will be sold in "AS IS", "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

OBLIGATIONS SECURED

The Deed of Trust executed by LYNDIA CONWAY, provides that it secures the payment of the indebtedness in the original principal amount of \$682,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgagor, whose address is 1 Mortgage Way, Mount Laurel, New Jersey, 08054, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLET WATTS, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, JONATHON AUSTIN, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Jonathon Austin

Annarose M. Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH
A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED

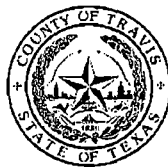
3.14.22

NAME

Angela Zavala

Angela Zavala
TRUSTEE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



202240132

Ra
Rebecca Guerrero, County Clerk
Travis County, Texas

Mar 14, 2022 11:26 AM
Fee: \$3.00 MEDINAE