

VASQUEZ SR, PATRICIO
1342 UPPER ELGIN RIVER ROAD, ELGIN, TX 78621

FHA 514-1601490-703-203B
Firm File Number: 21-037204

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NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 13, 2018, PATRICIO C. VASQUEZ, SR. AND LAURA L. VASQUEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CHRIS PEIRSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BROKER SOLUTIONS, INC. DBA NEW AMERICAN FUNDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of BASTROP COUNTY, TX and is recorded under Clerk's File/Instrument Number 201803535, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on Tuesday, February 1, 2022 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Bastrop county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Bastrop, State of Texas:

LOT 14, BLOCK C, ESTATES AT WILBARGER CREEK SECTION ONE, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO.2, PAGE 23313, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

Property Address:

1342 UPPER ELGIN RIVER ROAD
ELGIN, TX 78621

Mortgagee:

BROKER SOLUTIONS INC. DBA NEW AMERICAN FUNDING
11001 LAKELINE BLVD.
NO. 325
AUSTIN, TX 78717

Angela Zavala

SUBSTITUTE TRUSTEE

John Latham, Michael Latham, Wendy Alexander, Chris LaFond, Sharlet Watts, Angela Zavala, Michelle Jones or Richard Zavala, Jr.
c/o Law Office of Gerald M. Shapiro, LLP
13105 Northwest Freeway, Suite 960
Houston, TX 77040
(713) 462-2565

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 military service to the sender of this notice immediately.

9:09am

FILED

DEC 02 2021

Rose Pietson
Bastrop County Clerk