



C&M No. 44-22-0342/ RECORD NOS

NOTICE OF TRUSTEE'S SALE**STAYS IN FILE**

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated September 13, 2005 and recorded under Clerk's File No. 2005175630, in the real property records of TRAVIS County Texas, with Raymond Gonzales Unmarried as Grantor(s) and National City Mortgage a division of National City Bank of Indiana as Original Mortgagee.

Deed of Trust executed by Raymond Gonzales Unmarried securing payment of the indebtedness in the original principal amount of \$68,461.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Raymond Gonzales. PNC Bank, National Association is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PNC Bank, N.A. is acting as the Mortgage Servicer for the Mortgagee. PNC Bank, N.A. is representing the Mortgagee, whose address is: P.O. Box 1820, Dayton, OH 45401-1820.

Legal Description:

BEING THAT CERTAIN TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO.24, IN TRAVIS COUNTY, TEXAS, AND BEING DESCRIBED AS 101 FEET BY 104 FEET OF LAND AS CONVEYED BY DEED RECORDED IN DOCUMENT NO.2001164545, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN

SALE INFORMATION**Date of Sale: 05/03/2022****Earliest Time Sale Will Begin: 1:00 PM**

Location of Sale: The place of the sale shall be: TRAVIS County Courthouse, Texas at the following location: In the rear sallyport of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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 Section 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.



The sale will begin at the earliest time stated above, or within three (3) hours after that time. 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 or the Mortgagee's attorney.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200

Angela Zavala
 Angela Zavala, David Ackel, Michelle Jones, Scott Swenson, Travis Kaddatz, Evan Press, Logan Thomas, Sara Edgington, Aarti Patel, Stephen Mayers, Colette Mayers, Brett Adams, Clay Golden, Dylan Ruiz, John Latham, Maryna Danielian, Michael Latham, Shawn Schiller, Tobey Latham, Violet Nunez, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or Auction.com, as Substitute Trustee

STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned Notary Public, on this day personally appeared Angela Zavala Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office this 17 day of March, 2022

Michelle Jones
 Notary Public

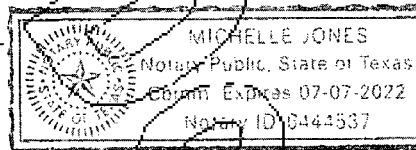


EXHIBIT A

THESE NOTES DESCRIBE THAT CERTAIN TRACT OF LAND SITUATED IN THE S. DEL VALLE SURVEY, A-24, LOCATED IN THE CITY OF AUSTIN IN TRAVIS COUNTY, TEXAS, SUBJECT TRACT BEING ALL OF A TRACT DESCRIBED IN A GENERAL WARRANTY DEED FROM RAYMOND GONZALES TO ESTHER S. GONZALES DATED 3-6-96 AND RECORDED IN VOLUME 12434, PAGE 811 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (RPTRC), SUBJECT TRACT BEING SURVEYED ON THE GROUND UNDER THE DIRECT SUPERVISION OF BRUCE LANE BRYAN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 428, ON FEBRUARY 11, 2002 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SUBJECT TRACT, SAME BEING FOR THE NORTHWEST CORNER OF SAID "ESTHER S. GONZALES" TRACT, FOR THE SOUTHEAST CORNER OF A CALLED "0.19 ACRE" TRACT CONVEYED IN A WARRANTY DEED FROM J.R. SHOOTER TO ANTHONY VELA, ET UX, DATED 12-16-86 AND RECORDED IN VOLUME 10815, PAGE 781 OF SAID RPTRC AND FOR THE NORTHEAST CORNER OF "LOT THREE (3), CONTRERAS-FUENTES-SCONI RESUBDIVISION", PLAT OF WHICH IS RECORDED IN VOLUME 17, PAGE 67 OF THE TRAVIS COUNTY PLAT RECORDS, SAME BEING CONVEYED IN A WARRANTY DEED FROM JOHN SCONI, ET UX, TO THOMAS M. OGLETON, ET UX, DATED 8-7-80 AND RECORDED IN VOLUME 6984, PAGE 2043 OF THE DEED OF RECORDS OF TRAVIS COUNTY (DTRCH) FOUND A 1/2" IRON ROD AT SAME CORNER.

THENCE SOUTH 29°45'37" WEST WITH A LINE FOR THE COMMON LINE OF SAID "ESTHER S. GONZALES" TRACT AND "LOT THREE (3), CONTRERAS-FUENTES-SCONI RESUBDIVISION", A DISTANCE OF 94.98 FEET TO A 1/2" IRON ROD (WITH CAP) SET FOR THE SOUTHWEST CORNER OF SUBJECT TRACT, SAME BEING FOR THE APPARENT SOUTHEAST CORNER OF SAID "LOT THREE (3), CONTRERAS-FUENTES-SCONI RESUBDIVISION" IN A LINE FOR THE NORTH LINE OF RICHARDSON LANE;

THENCE SOUTH 60°00'00" EAST WITH SAID NORTH LINE OF RICHARDSON LANE, SAME BEING THE SOUTH LINE OF SUBJECT TRACT A DISTANCE OF 104.15 FEET TO A FOUND 1/2" IRON ROD AT THE SOUTHEAST CORNER OF SAME, ALSO BEING FOR THE SOUTHWEST CORNER OF THE TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS TRACT, FOUND A 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF SAID TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS BEARING SOUTH 69°17'15" EAST, 409.51 FEET;

THENCE NORTH 29°45'37" EAST WITH A LINE FOR THE COMMON LINE OF SAID "ESTHER S. GONZALES" TRACT AND SAID "TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS" TRACT, GENERALLY ALONG A CHAIN LINK FENCE, A DISTANCE OF 94.98 FEET TO A 1/2" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF SAID "ESTHER S. GONZALES" TRACT, SAME BEING FOR THE COMMON CORNER OF SAID "TEXAS CONFERENCE ASSOCIATION OF SEVENTH DAY ADVENTISTS" TRACT AND THE "SAN JOSE CEMETERY" TRACT;

THENCE NORTH 60°00'00" WEST (BASIS OF BEARINGS) WITH A LINE FOR THE COMMON LINE OF SAID "ESTHER S. GONZALES" TRACT AND SAID "SAN JOSE CEMETERY" TRACT, GENERALLY ALONG A CHAIN LINK FENCE, A DISTANCE OF 104.15 FEET TO THE PLACE OF BEGINNING, CONTAINING ACCORDING TO THE DIMENSIONS HEREIN STATED AN AREA OF 0.227 ACRES.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Rebecca
Rebecca Guerrero, County Clerk
Travis County, Texas

202240152

Mar 17, 2022 08:36 AM

Fee: \$3.00

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