

STAYS IN FILE



2 pgs

202240086

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/26/2016

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
LOANDEPOT.COM, LLC DBA IMORTGAGE, ITS  
SUCCESSORS AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2016128591

**Mortgage Servicer:**  
U.S. Bank National Association is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
JOARDER HASANUL BANNA, AN UNMARRIED  
PERSON  
**Current Beneficiary/Mortgagee:**  
U.S. BANK NATIONAL ASSOCIATION

**Property County:**  
TRAVIS

**Mortgage Servicer's Address:**  
4801 Frederica Street,  
Owensboro, KY 42301

**Legal Description:** LOT 28, BLOCK C, PRESIDENTIAL GLEN, PHASE 4A, A SUBDIVISION IN TRAVIS COUNTY,  
TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 201500085, OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**Date of Sale:** 4/5/2022

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

**Place of Sale of Property:** Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 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.**

*Angela Zavala*  
David Ackel, Travis Maddatz, Sara Edgington, Colette Mayers,  
Thomas Giffraith, 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

**MH File Number:** TX-18-69415-POS  
**Loan Type:** FHA

Unofficial Document



202240086

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Rebecca Guerrero*

Rebecca Guerrero, County Clerk  
Travis County, Texas

Feb 10, 2022 08:10 AM

Fee: \$3.00

MEDINAE