

STAYS IN FILE



2 pgs

202240035

20-076844

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 29, 1998	Original Mortgagor/Grantor: PATRICK BERNAL AND CHRISTINE BANDA
Original Beneficiary / Mortgagee: COUNTRYWIDE HOME LOANS, INC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Recorded in: Volume: 13176 Page: 1991 Instrument No: 00005725391	Property County: TRAVIS
Mortgage Servicer: NATIONSTAR MORTGAGE LLC	Mortgage Servicer's Address: 350 Highland Drive, Lewisville, TX 75067-4177

* The mortgage servicer is authorized to represent the Mortgagor 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.

Secures: Note in the original principal amount of \$82,515.00, executed by CHRISTINE BANDA; PATRICK BERNAL and payable to the order of Lender.

Property Address/Mailing Address: 320 WILD SENNA DRIVE, PFLUGERVILLE, TX 78660

Legal Description of Property to be Sold: BEING LOT 52, BLOCK E OF WILDFLOWER SECTION TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 99, PAGE(2) 217-219, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TAX FOLIO ID: 443400.

Date of Sale: April 05, 2022	Earliest time Sale will begin: 1:00PM
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Place of sale of Property: 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 OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, the owner and holder of the Note, has requested Angela Zavala, or Michelle Jones whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas,

TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Angela Zavala or Michelle Jones whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by AAngela Zavala or Michelle Jones whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Angela Zavala
SUBSTITUTE TRUSTEE

Angela Zavala or Michelle Jones or Richard Zavala, Jr or
Sharlet Watts

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbotts Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112



202240035

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir
Dana DeBeauvoir, County Clerk
Travis County, Texas

Jan 26, 2022 02:33 PM
Fee: \$3.00

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