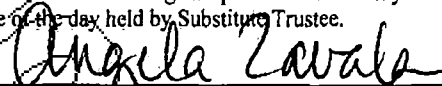


**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**
6/18/2004**Grantor(s)/Mortgagor(s):**
JEANNE M. LAUBACH, A SINGLE PERSON**Original Beneficiary/Mortgagee:**
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
MORTGAGE ACCEPTANCE CORPORATION, ITS
SUCCESSORS AND ASSIGNS**Current Beneficiary/Mortgagee:**
Wells Fargo Bank, N.A.**Recorded in:**
Volume:
Page:
Instrument No: 2004120386**Property County:**
TRAVIS**STAYS IN FILE****Mortgage Servicer:**
Wells Fargo Bank, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.**Mortgage Servicer's Address:**
1 Home Campus, MAC 2301-04C,
West Des Moines, IA 50328**Legal Description:** LOT 2, BLOCK "I", PARKWOOD, SECTION 5, A SUBDIVISION IN TRAVIS COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 94, PAGE 65, OF THE PLAT 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(l):****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.**
David Ackel, Travis Kadatz, Sara Edgington, Colette Mayers,
Thomas Gilbraith, C. Jason Spence, Aarti Patel, Dylan Ruiz,
Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum,
Joshua Sanders, Alecia Linton, 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**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**
Rebecca Guerrero, County Clerk
Travis County, Texas**202240096****MH File Number:** TX-20-77715-POS
Loan Type: Conventional Residential**Feb 17, 2022 09:29 AM****Fee: \$3.00****MAGEDOS**