

STAYS IN FILL



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**TRAVIS County**  
**Deed of Trust Dated:** November 8, 2010  
**Amount:** \$416,232.00  
**Grantor(s):** JANA BABINSKI and KIMMO BABINSKI  
**Original Mortgage:** HUNTER FINANCIAL GROUP LLC, A ARIZONA LLC.  
**Current Mortgage:** PNC BANK, NATIONAL ASSOCIATION  
**Mortgage Address:** PNC BANK, NATIONAL ASSOCIATION, 3232 Newmark Drive, Miamisburg, OH 45342  
**Recording Information:** Document No. 2010170273  
**Legal Description:** LOT 21, BLOCK 1, TRAVIS LANDING NO. 2 PHASE 3, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 55, PAGE 90, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.


**Date of Sale:** May 3, 2022 between the hours of 10:00 AM and 1:00 PM.  
**Earliest Time Sale Will Begin:** 10:00 AM  
**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the TRAVIS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

DAVID ACKEL OR TRAVIS KADDATZ, SARA EDGINGTON, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE, AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, SHAWN SCHILLER, RAMIRO CUEVAS, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA, JR., SHARLETT WATTS, TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust. 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. 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.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Anthony Aban Garcia, ATTORNEY AT LAW  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2022-000889

  
c/o Auction.com, LLC Angela Zavala  
1 Mauchly  
Irvine, California 92618

Unrecorded



**202240151**

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Ra*

Rebecca Guerrero, County Clerk  
Travis County, Texas

Mar 17, 2022 08:29 AM

Fee: \$3.00

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