

NOTICE OF SUBSTITUTE TRUSTEE SALE

STAYS IN FILE

Deed of Trust Date:
7/11/2016

Grantor(s)/Mortgagor(s):
LARRY TIMMONS, A SINGLE PERSON

Original Beneficiary/Mortgagee:
WELLS FARGO BANK, N.A.

Current Beneficiary/Mortgagee:
Lakeview Loan Servicing LLC

Recorded in:
Volume: n/a
Page: n/a
Instrument No: 2016112198

Property County:
TRAVIS

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Mortgage Servicer:
M&T Bank is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
1 Fountain Plaza,
Buffalo, NY 14203

Legal Description: LOT 18, BLOCK B, BELL FARMS PHASE ONE-A, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED AS DOCUMENT NO. 200500049, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

Date of Sale: 4/5/2022

Earliest Time Sale Will Begin: 1pm

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 IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

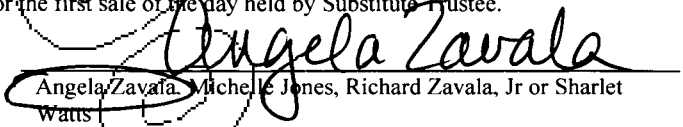
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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, 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**


Dana DeBeauvoir, County Clerk
Travis County, Texas

MH File Number: TX-21-79895-POS
Loan Type: VA

202240057

Feb 07, 2022 11:10 AM
Fee: \$3.00 **ANDERSOND**