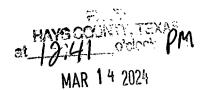
#1 pg1



Costeros-5011NTV 000000009970781

1821 STONE RIM LOOP BUDA, TX 78610

NOTICE OF ISUBSTITUTE! TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date:

June 04, 2024

Time:

The sale will begin at 1:00 PM or not later than three hours after that time.

Place:

THE SOUTH DOOR OF THE HAYS COUNTY GOVERNMENT CENTER AT 712 SOUTH STAGECOACH

TRAIL. OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county

commissioners.

- 2. Terms of Sale. Cash.
- 3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated January 17, 2012 and recorded in Document INSTRUMENT NO. 2012-12001493; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS INSTRUMENT NOS. 21051479 AND 22029046 real property records of HAYS County, Texas, with JOSIE MAE WASHINGTON AND KEITH BERNARD WASHINGTON WIFE AND HUSBAND, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.
- 4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JOSIE MAE WASHINGTON AND KEITH BERNARD WASHINGTON WIFE AND HUSBAND, securing the payment of the indebtednesses in the original principal amount of \$150,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.
- 5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.
- 6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee 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 lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION 2800 TAMARACK ROAD OWENSBORO, KY 42301

FCTX_NTSS.rpt (11/17/2020)-S Ver-03

Page 1 of 3

#1pg2

1821 STONE RIM LOOP BUDA, TX 78610 00000009970781

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.

The undersigned as attorney for the mortgagee or mortgage servicer does herby remove the original trustee and all successor substitute trustees and appoints in their steed AARTI PATEL, DYLAN RUIZ, VIOLET NUNEZ, AMY ORTIZ, DANIEL MCQUADE, MARCELA CANTU, VANNA HO, CARY CORENBLUM, JOSHUA SANDERS, ALEENA LITTON, MATTHEW HANSEN, AUCTION.COM, COLETTE MAYERS, THOMAS GILBRAITH, C JASON SPENCE , SHARLETT WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA JR., MICHAEL LATHAM, TOBEY LATHAM, JOHN LATHAM, OR BRETT ADAMS, whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is,	and	my	address	is	c/o	4004	Belt	Line	Road	, Suit	e 100
Addison, Texas 75001-4320. I declare under penalty of perjury	that	on						I	filed	at the	offic
of the HAYS County Clerk and caused to be posted at the HAYS County	courth	ouse	e this not	ice (of sal	e.					
Declarants Name:											
Date:											

1821 STONE RIM LOOP BUDA, TX 78610 #1 pg 3

00000009970781

00000009970781

HAYS

EXHIBIT "A"

LOT 8, BLOCK B, STONERIDGE SUBDIVISION, SECTION 1, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 11, PAGE 379, PLAT RECORDS, HAYS COUNTY, TEXAS.

FCTX_NTSS.rpt (11/17/2020)-S Ver-03