

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**CALDWELL County**

**Deed of Trust Dated:** June 30, 1999

**Amount:** \$37,390.16

**Grantor(s):** ANNIE DORIS ASBERRY and CLAUDIE ASBERRY

**Original Mortgagee:** ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC

**Current Mortgagee:** U.S. Bank Trust National Association, as Trustee for Towd Point Master Funding Trust 2017-PM22 HC

**Mortgagee Servicer and Address:** c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 992845

**Legal Description:** ALL THAT CERTAIN PARCEL OF LAND SITUATED IN CITY OF LOCKHART BEING KNOWN AS LOT 7 IN THE SOUTH ONE-HALF OF LOT 8 CONCORD ADDITION TO SAID TOWN, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION RECORDED IN THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED IN DEED BOOK 164 PAGE 828 RECORDED ON 05/19/1997 IN THE REAL PROPERTY RECORDS OF CALDWELL COUNTY, TEXAS.

WHEREAS ANNIE DORIS ASBERRY is deceased.

WHEREAS CLAUDIE ASBERRY is deceased.

**Date of Sale:** February 4, 2020 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the CALDWELL 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.

MARYNA DANIELIAN OR KRISTOPHER HOLUB, AARTI PATEL, PAMELA THOMAS, DONALD GRAHAM, AMY ORTIZ, GARRETT SANDERS, DYLAN RUIZ, ~~SHARLET WATTS~~, STACEY SANDERS, JOSHUA SANDERS, RAMIRO CUEVAS, AMY BOWMAN, SHARLET WATTS, ANGELA ZAVALA, MICHELLE JONES, RICHARD ZAVALA JR., DEANNA RAY, ELIZABETH ANDERSON OR CHRIS LAFOND 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.



RACHEL U. DONNELLY, ATTORNEY AT LAW

HUGHES, WATERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-002235



o/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

Filed this 11<sup>th</sup> day of Dec, 2019  
10:50 A.M

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Katrina Reyes Deputy