

22-02127
4201 BARTH RD, LOCKHART, TX 78644

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

Property: The Property to be sold is described as follows:

LOT 24, OF LUXOR RANCH, A SUBDIVISION IN CALDWELL COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET D, SLIDE 24, OF THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated December 22, 2021 and recorded on January 3, 2022 at Instrument Number 2022-000016 in the real property records of CALDWELL County, Texas, which contains a power of sale.

Sale Information: February 7, 2023, at 1:00 PM, or not later than three hours thereafter, at the main entrance of the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by MELENI NUNEZ secures the repayment of a Note dated December 22, 2021 in the amount of \$321,077.00. AMCAP MORTGAGE, LTD, whose address is c/o ServiceMac, LLC, 9726 Old Bailes Road, Suite 200, Fort Mill, SC 29707, is the current mortgagee of the Deed of Trust and Note and ServiceMac, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.

Filed this 16th day of Nov 2022
1:34 PM

TERESA RODRIGUEZ
COUNTY CLERK, CALDWELL COUNTY, TEXAS
By Reyna Mijares Deputy



4765104

Reyna Mijares

Sally Sherman

De Cubas & Lewis, Schwartz, P.C.
Sally Sherman, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Sharlet Watts

Substitute Trustee(s): Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan-Ruiz, Candice Shulte, Maryna Danielian, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr, Elizabeth Anderson, Richard Zavala, Jr., Jr, Deanna Ray and employees included but not limited to those listed herein.

c/o De Cubas & Lewis, Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Sharlet Watts, declare under penalty of perjury that on the 16 day of November, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).