

FILED Nov 16 A.D. 2022
 LIVE OAK COUNTY, TEXAS
 DONNA M. VANWAY CLERK, COUNTY COURT
 BY Rebecca Munoz DEPUTY
 AT 2:34 O'CLOCK pm

21-106161

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: April 24, 2015	Original Mortgagor/Grantor: DANIEL J. STANISH
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENIFICIARY, AS NOMINEE FOR URBAN FINANCIAL OF AMERICA, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: FINANCE OF AMERICA REVERSE LLC
Recorded in: Volume: 313 Page: 543 Instrument No: 215418	Property County: LIVE OAK
Mortgage Servicer: Compu-link Corporation d/b/a Celink	Mortgage Servicer's Address: 3900 Capital City Blvd Lansing, Michigan 48906-2147

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$142,500.00, executed by DANIEL J. STANISH and payable to the order of Lender.

Property Address/Mailing Address: 181 TRAIL RIDGE DRIVE, SANDIA, TX 78383

Legal Description of Property to be Sold: LOT NO. SIX (6), BLOCK D, PERNITAS POINT UNIT 1, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 50 OF THE PLAT RECORDS OF LIVE OAK COUNTY, TEXAS.

PARCEL ID: 3050-1004-0006-00.

Date of Sale: January 02, 2024	Earliest time Sale will begin: 1:00 PM
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Place of sale of Property: THE FRONT PORCH OF THE LIVE OAK COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *FINANCE OF AMERICA REVERSE LLC*, the owner and holder of the Note, has requested Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark



Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *FINANCE OF AMERICA REVERSE LLC* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen, Susan Sandoval, Leslye Evans, Janice Stoner or Alexis Mendoza whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A large, stylized handwritten signature in black ink, appearing to read 'Sandra Mendoza', is written over a horizontal line.

SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, Bob Frisch, Jodi Steen,
Susan Sandoval, Leslye Evans, Janice Stoner or Alexis
Mendoza, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112