

22TX872-0005
816 W 5TH STREET, POST, TX 79356

FILED FOR RECORD
14th day of 11th 20 22
At 9:34 o'clock AM
TERRI LAURENCE
COUNTY CLERK, GARZA COUNTY TEXAS
By [Signature] Deputy

NOTICE OF FORECLOSURE SALE

- Property:** The Property to be sold is described as follows:
- THE WEST TWENTY-FOUR FEET (W 24') OF LOT FIFTEEN (15) AND ALL OF LOT SIXTEEN (16), BLOCK ONE HUNDRED TWENTY-ONE (121), ORIGINAL TOWN TO THE CITY OF POST, GARZA COUNTY, TEXAS, ACCORDING TO THE MAP, PLAT, AND/OR DEDICATION DEED THEREOF RECORDED IN VOLUME 13, PAGE 1, DEED RECORDS OF GARZA COUNTY, TEXAS.
- Security Instrument:** Deed of Trust dated May 16, 2014 and recorded on May 19, 2014 Book 0338 Page 0541 as Instrument Number 140606 in the real property records of GARZA County, Texas, which contains a power of sale.
- Sale Information:** August 02, 2022, at 10:00 AM, or not later than three hours thereafter, at the inside of the foyer of the west door leading to the Law Enforcement Annex building, 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 MATTHEW TANNER secures the repayment of a Note dated May 16, 2014 in the amount of \$72,659.00. U.S. BANK NATIONAL ASSOCIATION, whose address is c/o U.S. Bank National Association, 4801 Frederica Street, Owensboro, KY 42301, is the current mortgagee of the Deed of Trust and Note and U.S. Bank National Association 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.
- Mortgage Servicer is representing Mortgagee under a servicing agreement, which permits Mortgage Servicer to collect the debt evidenced by the Note, The address of Mortgagee is:
- U.S. Bank National Association
4801 Frederica Street
Owensboro, KY 42301
- 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



4751906

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.

Kirk Schwartz

De Cubas, Lewis & Schwartz, PA
Kirk Schwartz, Attorney at Law
PO Box 771270
Coral Springs, FL 33077

Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Charles Green, Jamie Osborne and Auction.com employees, including but not limited to those listed herein
c/o De Cubas, Lewis & Schwartz, PA
PO Box 771270
Coral Springs, FL 33077

Certificate of Posting

I, *Terry Browder*, declare under penalty of perjury that on the *14* day of *June*, 20 *22*, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of GARZA County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).