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202540272

24TX935-0284  
12202 CHALCO STREET, AUSTIN, TX 78748

## NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

UNIT 160, OF ENCLAVE AT ESTANCIA CONDOMINIUMS, A CONDOMINIUM PROJECT IN TRAVIS COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS ACCORDING TO THE DECLARATION RECORDED IN DOCUMENT NO. 2014160847, TOGETHER WITH FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM REGIME RECORDED IN DOCUMENT NO. 2015098587, CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, AND ALL AMENDMENTS AND/OR SUPPLEMENTS THERETO RECORDED IN TRAVIS COUNTY, TEXAS.

Security Instrument:

Deed of Trust dated November 22, 2017 and recorded on November 28, 2017 as Instrument Number 2017187498 in the real property records of TRAVIS County, Texas, which contains a power of sale. Correction Instrument recorded December 18, 2024 as Instrument Number 2024139713.

Sale Information:

April 01, 2025, at 10:00 AM, or not later than three hours thereafter, at the rear sallyport inside of the Travis County Courthouse located on the west side which is immediately south of and slightly east of the intersection of 11th street and San Antonio Street, 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 JUDY ANN MONTOYA secures the repayment of a Note dated November 22, 2017 in the amount of \$269,302.00. NATIONSTAR MORTGAGE LLC, whose address is c/o Nationstar Mortgage LLC, 8950 Cypress Waters Blvd., Coppell, TX 75019, is the current mortgagee of the Deed of Trust and Note and Nationstar Mortgage 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.



4837022

Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr., Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Dustin George

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.

*TSMH*

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Miller, George & Suggs, PLLC  
Tracey Midkiff, Attorney at Law  
Jonathan Andring, Attorney at Law  
Rachel Son, Attorney at Law  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

*Angela Zavala*

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Substitute Trustee(s): David Ackel, Travis Kaddatz, Colette Mayers, Thomas Gilbraith, C Jason Spence, Mike Hanley, Stephen Mayers, Israel Curtis, Aarti Patel, Dylan Ruiz, Violet Nunez, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, *Angela Zavala*, Michelle Jones, Richard Zavala, Jr., Sharlet Watts, Jr., Brian Hooper, Mike Jansta, Mike Hayward, Angela Anderson, Jay Jacobs, Jim Mills, Susan Mills, Jeff Benton, Andrew Mills-Middlebrook, George Hawthorne, Ed Henderson, Dustin George  
c/o Miller, George & Suggs, PLLC  
6080 Tennyson Parkway, Suite 100  
Plano, TX 75024

Certificate of Posting

I, Angela Zavala, declare under penalty of perjury that on the 10<sup>th</sup> day of March, 2025, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TRAVIS County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

**STAYS IN FILE**

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS



*Dyana Limon-Mercado*  
Dyana Limon-Mercado, County Clerk  
Travis County, Texas

**202540272**

Mar 10, 2025 09:48 AM

Fee: \$2.00 MILLERA