

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/6/2007

Grantor(s)/Mortgagor(s):
RAMIRO CAVAZOS, AN UNMARRIED PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST FRANKLIN FINANCIAL CORP, AN OP. SUB. OF MLB&T CO., FSB, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. Bank, National Association, Successor Trustee to Bank of America, N.A. as Successor to LaSalle Bank, N.A. as Trustee, for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-H1

Recorded in:
Volume: 508
Page: 200
Instrument No: 306723

Property County:
WILLACY

Mortgage Servicer:
Nationstar Mortgage LLC d/b/a Mr. Cooper is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
8950 Cypress Waters Blvd.,
Coppell, TX 75019

Legal Description: LOTS FORTY-FOUR (44), FORTY-FIVE (45), FORTY-SIX (46) AND FORTY-SEVEN (47), BLOCK THREE (3), LEE HEIGHTS ADDITION TO THE CITY OF RAYMONDVILLE, WILLACY COUNTY, TEXAS, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF; SAVE AND EXCEPT THE EAST FIFTEEN FEET (E.15') OF LOT FORTY-FOUR (44), CONVEYED TO ROY DUDDLESTEN, RECORDED IN VOLUME 132, PAGE 710, DEED RECORDS, WILLACY COUNTY, TEXAS.

Date of Sale: 5/7/2019

Earliest Time Sale Will Begin: 12:00 PM

Place of Sale of Property: THE FRONT DOOR OF THE COURTHOUSE FACING SOUTH ON WEST HIDALGO AVENUE 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.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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

Arnold Mendoza, Sandra Mendoza, Alexis Mendoza, Susana Sandoval, Connie Cobb, Constance Lewis, Clyde Cobb, Sarah Champine-Garcia, Connie Medley or Sarah Champine or Luis Garcia or Constance Lewis or Clyde Cobb or Montgomery Medley or Julie Martin or Bob Frisch or Arnold Mendoza or Jodi Steen or Thuy Frazier or Cindy Mendoza or Deanna Segovia, Substitute Trustee
McCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

service to the sender of this notice immediately.

MH File Number: TX-18-66188-POS
Loan Type: Conventional Residential

Featz
FILED
COUNTY COURT 2:13 PM
APR 15 2019

SUSANA R. GARZA, CLERK
WILLACY COUNTY, TEXAS
DEPUTY
Susana R. Garza