

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/17/2016

Grantor(s)/Mortgagor(s):
CHRISTIAN C AGUSTIN, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR ACADEMY MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. BANK NATIONAL ASSOCIATION

Recorded in:
Volume: N/A
Page: N/A
Instrument No: RP-2016-264754

Property County:
HARRIS

Mortgage Servicer:
U.S. Bank National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
4801 Frederica Street,
Owensboro, KY 42301

Legal Description: SEE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOFF.

Date of Sale: 2/1/2022

Earliest Time Sale Will Begin: 10:00:00 AM

Place of Sale of Property: The Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045 OR IN THE AREA DESIGNATED BY THE COUNTY COMMISSIONER'S COURT PURSUANT TO TEX. PROP. CODE § 51.002 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.

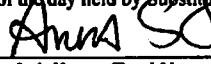
The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Notice Pursuant to Tex. Prop. Code § 51.002(i):

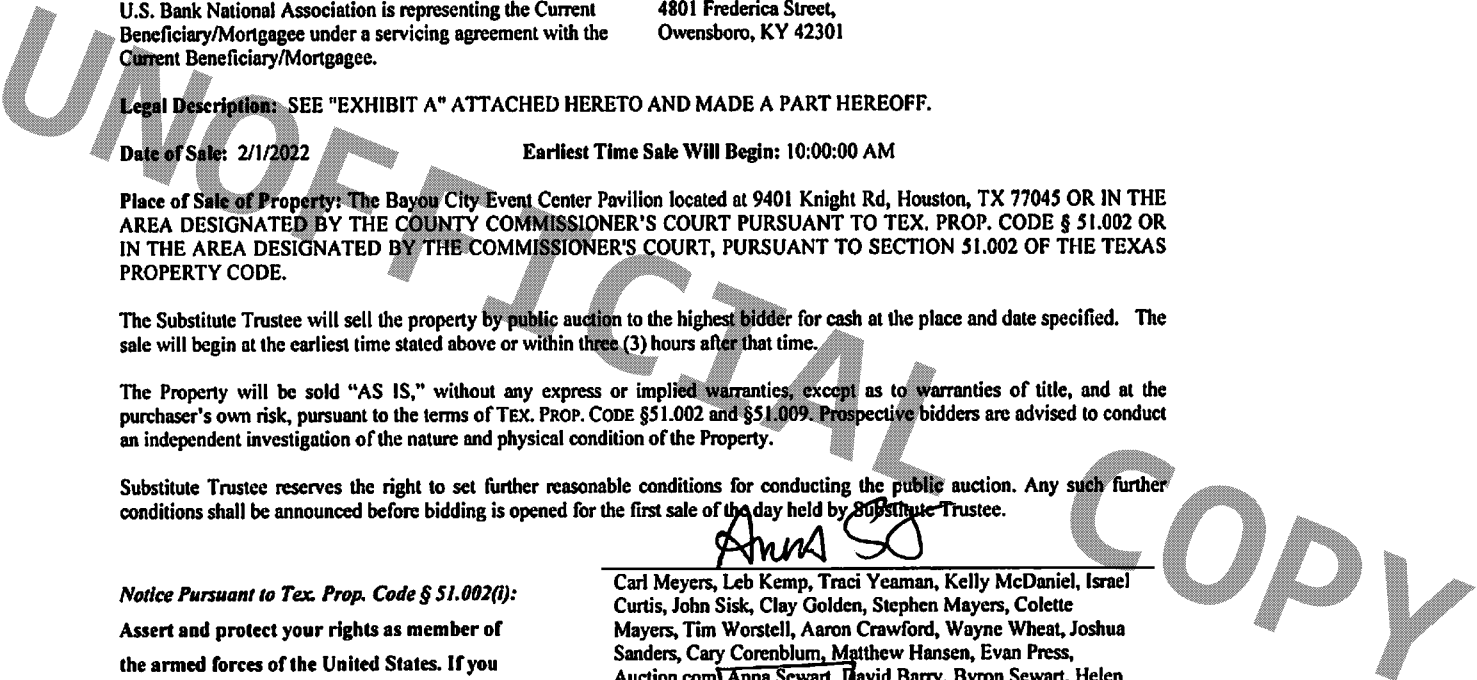
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please Send written notice of the active duty military

service to the sender of this notice immediately.


Carl Meyers, Leb Kemp, Traci Yeaman, Kelly McDaniel, Israel Curtis, John Sisk, Clay Golden, Stephen Mayers, Colette Mayers, Tim Worstell, Aaron Crawford, Wayne Wheat, Joshua Sanders, Cary Corenblum, Matthew Hansen, Evan Press, Auction.com, Anna Sewart, David Barry, Byron Sewart, Helen Henderson, Nick Frame, Austin DuBois, Cheyanne Trout or Patricia Poston or Thuy Frazier or Cindy Mendoza or Catherine Allen-Rea or Cole Patton, Substitute Trustee MCCARTHY & HOLTHUS, LLP 1255 WEST 15TH STREET, SUITE 1060 PLANO, TX 75075

MH File Number: TX-19-72718-POS
Loan Type: FHA

RP-2021-660181



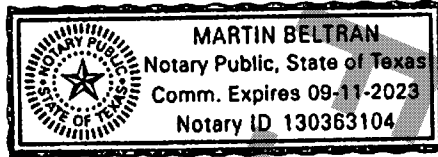
STATE OF TEXAS §
COUNTY OF Harris §

Before me, the undersigned Notary Public, on this day personally appeared Anna Swartz as Substitute Trustee, known to
me or proved to me through a valid State driver's license or other official identification described as _____, to be the person
whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration
therein expressed.

Given under my hand and seal of office this 16th day of November 2021



Notary Public
Signature



COPY
UNOFFICIAL

RP-2021-660181

EXHIBIT "A"

A PARCEL OF LAND CONTAINING 2785 SQUARE FEET BEING OUT OF AND A PART OF TRACT FOUR (4), UNIVERSITY GREEN, SECTION ONE (1), AS RECORDED IN VOLUME 228 AT PAGE 52, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER, SAID POINT BEING LOCATED SOUTH 23 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 130.52 FEET FROM THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT FOUR (4);

THENCE NORTH 66 DEG. 46 MIN. 00 SEC. WEST, A DISTANCE OF 51.75 FEET TO A POINT FOR ANGLE;

THENCE NORTH 21 DEG. 46 MIN. 00 SEC. WEST, A DISTANCE OF 6.36 FEET TO A POINT FOR ANGLE;

THENCE NORTH 66 DEG. 46 MIN. 00 SEC. WEST, A DISTANCE OF 50.00 FEET TO A POINT FOR CORNER, SAID POINT BEING IN EASTERLY LINE OF A 28 FOOT PRIVATE STREET;

THENCE SOUTH 23 DEG. 14 MIN. 00 SEC. WEST, ALONG THE SAID EASTERLY LINE OF A 28 FOOT PRIVATE STREET, A DISTANCE OF 28.50 FEET TO A POINT FOR CORNER;

THENCE SOUTH 66 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 20.50 FEET TO A POINT FOR CORNER;

THENCE NORTH 23 DEG. 14 MIN. 00 SEC. EAST, A DISTANCE OF 1.33 FEET TO A POINT FOR ANGLE;

THENCE SOUTH 66 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 9.17 FEET TO A POINT FOR ANGLE;

THENCE SOUTH 23 DEG. 14 MIN. 00 SEC. WEST, A DISTANCE OF 2.66 FEET TO A POINT FOR ANGLE;

THENCE SOUTH 66 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 9.33 FEET TO A POINT FOR ANGLE;

THENCE NORTH 23 DEG. 14 MIN. 00 SEC. EAST, A DISTANCE OF 1.33 FEET TO A POINT FOR ANGLE;

THENCE SOUTH 66 DEG. 46 MIN. 00 SEC. EAST, A DISTANCE OF 67.25 FEET TO A POINT FOR CORNER, SAID POINT BEING IN EASTERLY LINE SAID TRACT FOUR (4);

THENCE NORTH 25 DEG. 14 MIN. 00 SEC. EAST, ALONG THE EASTERLY LINE SAID TRACT FOUR (4), A DISTANCE OF 24.00 FEET TO THE PLACE OF BEGINNING.

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Pages 4
11/16/2021 03:12 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS