

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Shelley Nail or Donna Trout
c/o Malcolm Cisneros/Trustee Corps
17100 Gillette Avenue
Irvine, CA 92614
(949) 252-8300

TS No TX07000070-22-1

APN R000066403

TO No 220313212-TX-RWI

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on October 13, 2017, OMAR A FLORES AND SABRINA FLORES, HUSBAND AND WIFE as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of THOMAS E. BLACK, JR. as Trustee, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, as nominee for MORIA DEVELOPMENT., INC. DBA PEOPLES MORTGAGE, its successors and assigns, as original Beneficiary, which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$173,794.00, payable to the order of M&T Bank as current Beneficiary, which Deed of Trust recorded on October 13, 2017 as Document No. 2017-00010978 in Book 1661 , on Page 746 in Howard County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN R000066403

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Shelley Nail or Donna Trout** or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and **M&T Bank**, the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

POSTED

~~FILED~~

2022 JUN -9 PM 3:22

BRENT ZITTERKOPF
COUNTY CLERK HOWARD COUNTY

BY DEPUTY

[Signature]
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