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Brenda Fietsam  
CO. CLERK, FAYETTE CO., TEXAS

24-176499

**Notice of Substitute Trustee's Sale**

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: June 26, 2013	Original Mortgagor/Grantor: JEFFREY T. CILMAN
Original Beneficiary / Mortgage: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR CENTURY 21 MORTGAGE., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgage: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST
Recorded in: Volume: 1653 Page: 129 Instrument No: 13-04034	Property County: FAYETTE
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

\* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**Secures:**Note in the original principal amount of \$74,217.00, executed by JEFFREY T. CILMAN and payable to the order of Lender.

**Property Address/Mailing Address:** 257 SOUTH WATER ST, LA GRANGE, TX 78945

**Legal Description of Property to be Sold:** BEING 0.16 ACRES OF LAND, (6976 SQUARE FEET), BEING PART OF LOT 283 IN BLOCK 15 OF THE CITY OF LA GRANGE ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 27, SLIDE 27 OF THE PLAT RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO MILTON JOOST AND ANNIE MAS JOOST AS RECORDED IN VOLUME 906, PAGE 543 OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 3/8" IRON ROD ROUND IN THE NORTHEAST LINE OF SOUTH WATER STREET FOR THE SOUTH CORNER OF A ESTHER SCHUMAKER TRACT (VOLUME 783, PAGE 378) AND FOR THE WEST CORNER HEREOF; THENCE WITH THE SOUTHEAST LINE OF THE SCHUMAKER TRACT NORTH 60 DEG. 06 MIN. 00 SEC. EAST 95.78 FEET TO A 3/4 IRON ROD FOUND IN THE SOUTHWEST LINE OF A ELVIRA ESQUIVAL TRACT (VOLUME 1023, PAGE 74) FOR THE EAST CORNER OF THE SCHUMAKER TRACT AND THE NORTH CORNER HEREOF;

THENCE WITH THE SOUTHWEST LINE OF THE ESQUIVEL TRACT SOUTH 30 DEG. 36 MIN. 40 SEC. EAST 72.71 FEET TO A 3/8" IRON AND FOUND IN THE NORTHWEST LINE OF A HARVEY MOERBE TRACT (VOLUME 493, PAGE 476) FOR THE EAST CORNER HEREOF;

THENCE WITH THE NORTHWEST LINE OF THE MOERBE TRACT SOUTH 60 DEG. 10 MIN. 14 SEC. WEST 96.48 EAST TO A 1/2" IRON ROD FOUND IN THE NORTHEAST LINE OF SOUTH WATER STREET FOR THE WEST CORNER OF THE MOERBE TRACT AND THE SOUTH CORNER HEREOF;

THENCE WITH THE NORTHEAST LINE OF SOUTH WATER STREET NORTH 30 DEG. 03 MIN, 37 SEC.



WEST 72.42 FEET FOR THE PLACE OF BEGINNING,  
CONTAINING 0.16 ACRES OF LAND.

<b>Date of Sale:</b> March 05, 2024	<b>Earliest time Sale will begin:</b> 10:00 AM
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**Place of sale of Property:** IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

**Appointment of Substitute Trustee:** Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST*, the owner and holder of the Note, has requested Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

**Limitation of Damages:** If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Megan Randle, Robert Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:  
(470)321-7112