

25-270725

Notice of Substitute Trustee's Sale

CERTIFICATE OF POSTING

3:04 o'clock P M

MAR 06 2025

Vickie Quinn  
County Clerk, Goliad County Texas

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)

<b>Deed of Trust Date:</b> May 3, 2013	<b>Original Mortgagor/Grantor:</b> DANETTE HENCERLING-BONNEAU and JOHN BONNEAU
<b>Original Beneficiary / Mortgagee:</b> Mortgage Electronic Registration Systems, Inc., solely as nominee for Patriot Bank Mortgage, Inc.	<b>Current Beneficiary / Mortgagee:</b> U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST
<b>Recorded in:</b> <b>Volume:</b> 00395 <b>Page:</b> 00174 <b>Instrument No:</b> 00132677	<b>Property County:</b> GOLIAD
<b>Mortgage Servicer:</b> SELENE FINANCE LP	<b>Mortgage Servicer's Address:</b> 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 \$318,750.00, executed by DANETTE HENCERLING-BONNEAU and JOHN BONNEAU and payable to the order of Lender.

**Property Address/Mailing Address:** 2410 HENCERLING ROAD, GOLIAD, TX 77963

**Legal Description of Property to be Sold:** Tract A: BEING a 5.00 acre tract of land situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and being that same tract of land described as 5.00 acres as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Danette Hencerling Bonneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 5.00 acre tract of land being more fully described by metes and bounds as follows:

BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 5.00 acre tract of land and that certain tract of land described as 0.19 acre as conveyed in same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41' 07" West, a distance of 297.12 feet and North 83 deg. 02' 41" West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road right-of-way, THENCE, North 83 deg. 02'41" West (Basis of Bearing), into said called 64.42 acre tract, for a distance of 459.88 feet (record) to a 5/8 inch diameter steel rebar found marking the southwest corner of the herein described tract; THENCE, North 00 deg. 41'07" West, continuing into said called 64.42 acre tract, for a distance of 450.00 feet (record) to a 5/8 inch diameter steel rebar found marking the northwest corner of the herein described tract; THENCE, East, continuing into said called 64.42 acre tract, for a distance of 455.83 feet (record) to a 5/8 inch diameter steel rebar found marking the northeast corner of the herein described tract; THENCE, South 00 deg. 41'07" East, continuing into said called 64,42 acre tract, for a distance of 505.69 feet (record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 5.00 acre tract of land, more or less.



**TRACT B:**

BEING a 0.19 acre tract of land for an access easement situated in the James O'Neal Survey, Abstract 224, Goliad County, Texas, and being that same tract of land described as 0.19 acre as conveyed by Dan Hencerling, Trustee of the Dan Mark Hencerling Trust to Dannette Hencerling Bonneau according to instrument recorded in Volume 369, Page 273 of the Official Records of said County, also being comprised of a portion of a called 64.42 acre tract of land conveyed from YOK Partnership to Dan Hencerling, as Trustee of the Dan Mark Hencerling Trust, according to instrument recorded in Volume 358, Page 133 of the Official Records of Goliad County, Texas, said 0.19 acre tract of land for an access easement being more fully described by metes and bounds as follows: BEGINNING at a 5/8 inch diameter steel rebar found marking the common corner of said 0.19 acre tract of land and that certain tract of land described as 5.00 acres as conveyed by same instrument recorded in Volume 369, Page 273 of the Official Records of said County, said rebar being North 00 deg. 41' 07" West distance of 297.12 feet and North 83 deg. 02' 41" West, a distance of 403.11 feet from the common corner of said Hencerling tract of land and that certain tract of land called 65.42 acres conveyed to Trudi Taylor, as Trustee of the Trudi Jean Taylor Trust, according to instrument recorded in Volume 358, Page 178 of the Official Records of said County, said common corner being in the west line of the Hencerling Road right-of-way, and further said rebar being S 83 deg. 02' 41" E (Basis of Bearing), a distance of 459.88 feet (record) from a 5/8 inch diameter steel rebar found marking the southwest corner of said 5.00 acre tract of land; THENCE, North 00 deg.41'07" West, into said called 64.42 acre tract and with the east line of said 5.00 acre tract, for a distance of 20.18 feet (record)to a point for a corner, being the northwest corner of the herein described tract; THENCE, South 83 deg. 02'41" East, continuing into said called 64.42 acre tract, for a distance of 403.11 feet (record) to a point for a corner in the west line of the aforementioned right-of-way and the east line of said called 64.42 acre tract, being the northeast corner of the herein described tract; THENCE, South 00 deg. 41'07" East, with the west line of said right-of-way and the east line of said called 64.42 acre tract, for a distance 20.18 feet (record) to a point for corner, THENCE, North 83 deg. 02' 41" West, into said called 64.42 acre tract, for a distance of 403.11 feet (record) to the POINT OF BEGINNING, CONTAINING within these metes and bounds a 0.19 acre tract of land, more or less.

<b>Date of Sale: May 6, 2025</b>	<b>Earliest time Sale will begin: 1:00 PM</b>
----------------------------------	---

**Place of sale of Property:** Outside the north door of the Goliad County Courthouse or as designated by the County Commissioner's Office 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 RCAF ACQUISITION TRUST*, the owner and holder of the Note, has requested Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen 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 RCAF 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, Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen 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.



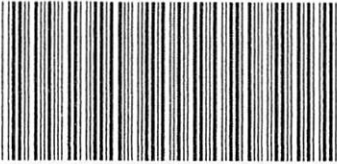
---

SUBSTITUTE TRUSTEE

Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Adolfo Rodriguez, Janice Stoner or Jodi Steen, Trustee

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

**Notice of Acceleration**



\*VG-6-2025-4\*

Goliad County  
Vickie Quinn  
Goliad County Clerk

Instrument Number: 4

Foreclosure Posting

Recorded On: March 06, 2025 03:01 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$2.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 4  
Receipt Number: 20250306000008  
Recorded Date/Time: March 06, 2025 03:01 PM  
User: Lorinda R  
Station: clerk01

**Record and Return To:**

WOOLSEY LEGAL SERVICES  
5906 Raven Hill Rd  
Corpus Christi TX 78414



STATE OF TEXAS  
Goliad County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Goliad County, Texas

Vickie Quinn  
Goliad County Clerk  
Goliad County, TX