

JUN 06 2024

SUSAN STRICKLAND  
COUNTY CLERK, VAN ZANDT CO., TX  
BY \_\_\_\_\_ DEP

24-179770

**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: April 15, 2005	Original Mortgagor/Grantor: WILLIAM A. CURTIS, SR. AND HELEN JEAN CURTIS
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1
Recorded in: Volume: 2024 Page: 568 Instrument No: 00017616	Property County: VAN ZANDT
Mortgage Servicer: SELECT PORTFOLIO SERVICING	Mortgage Servicer's Address: 3217 S. DECKER LAKE DR. SALT LAKE CITY, UTAH 84119-3284

\* 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 \$59,500.00, executed by WILLIAM CURTIS SR and payable to the order of Lender.

**Property Address/Mailing Address:** 11220 GOSS STREET, WILLS POINT, TX 75169

**Legal Description of Property to be Sold:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE ELIGIO ALVARADO SURVEY, ABSTRACT NO. 4, VAN ZANDT COUNTY, TEXAS AND BEING PART OF A 168.47 ACRE TRACT OF LAND CONVEYED TO R. D. DEEN, BY DEED RECORDED IN VOLUME 504, PAGE 133, DEED RECORDS, VAN ZANDT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH DIAMETER IRON ROD SET AT THE SOUTHWEST CORNER OF A ONE HALF ACRE TRACT OF LAND CONVEYED TO TERRY DEWAYNE HAMILTON AND ELDON HAMILTON, BY DEED RECORDED IN VOLUME 1139, PAGE 703, DEED RECORDS, VAN ZANDT COUNTY, TEXAS SAID POINT BEING IN THE EAST LINE OF GOSS STREET;

THENCE E, ALONG THE SOUTH LINE OF SAID ONE HALF ACRE TRACT, A DISTANCE OF 272.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER;  
THENCE S, A DISTANCE OF 160.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET AT THE NORTHEAST CORNER OF A 1 ACRE TRACT CONVEYED TO CAROL ANN MURREY, BY DEED RECORDED IN VOLUME 1347, PAGE 52, REAL RECORDS, VAN ZANDT COUNTY, TEXAS;

THENCE W, ALONG THE NORTH LINE OF SAID 1 ACRE TRACT, A DISTANCE OF 272.00 FEET TO A 1/2 INCH DIAMETER IRON ROD SET FOR CORNER IN THE EAST LINE OF GOSS STREET;

THENCE N (DIRECTIONAL CONTROL PER VOLUME 1347, PAGE 52), ALONG SAID EAST LINE, A DISTANCE OF 160.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.999 OF AN ACRE.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 9, 1999, FROM WINSTON E. MURREY AND WIFE, CAROL ANN MURREY TO TEDDY N. WIMBERLY AND WIFE, SUSAN KELLY WIMBERLY, RECORDED IN VOLUME 1536, PAGE 543, REAL RECORDS OF VAN ZANDT COUNTY, TEXAS.



**Date of Sale: July 02, 2024.**

**Earliest time Sale will begin: 10:00 AM**

**Place of sale of Property:** THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1*, the owner and holder of the Note, has requested Randy Daniel or Cindy Daniel or Jim O'Bryant 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R1, MORTGAGE-BACKED NOTES, SERIES 2021-R1* 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, Randy Daniel or Cindy Daniel or Jim O'Bryant 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 Randy Daniel or Cindy Daniel or Jim O'Bryant 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

/s/William Attmore

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