

NOTICE OF TRUSTEES SALE

"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."

DATE: August 24, 2022

DEED OF TRUST:

DATE: March 2, 2021
GRANTOR KARLA ARACELY CANACA BANEGAS
TRUSTEE: ELVA L CARREON-TIJERINA
BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
COUNTY WHERE PROPERTY IS LOCATED: LIBERTY
RECORDED IN: Document # 2021010323 of the Real Property Records of LIBERTY County, Texas.
PROPERTY: SEE EXHIBIT A.

NOTE:

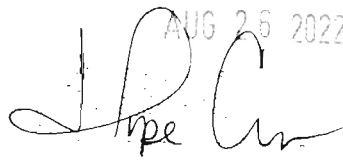

DATE: March 2, 2021
AMOUNT: Fifty Nine Thousand Seven Hundred Dollars and No Cents (\$ 59,700.00)
MAKER: KARLA ARACELY CANACA BANEGAS
PAYEE: VILLA BLANCA PROPERTIES, LLC.
HOLDER and BENEFICIARY: VILLA BLANCA PROPERTIES, LLC.
1106 N AVENUE E
HUMBLE, TX 77338

SENDER OF NOTICE: ELVA L CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

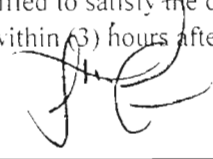
DATE OF SALE OF PROPERTY: Tuesday, OCTOBER 4th, 2022

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front steps of the LIBERTY County Courthouse, LIBERTY County, Texas.

FILED
3 35 P
AUG 26 2022



Because of default in performance of the obligation of the Deed of Trust and the Note. Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within (3) hours after that time.

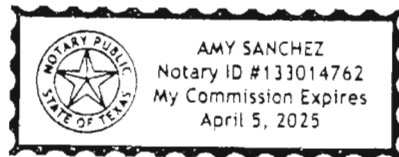



ELVA L CARREON-TIJERINA

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared ELVA L CARREON-TIJERINA known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on August 24, 2022





NOTARY PUBLIC
STATE OF TEXAS
Amy Sanchez
04/05/25

After recording return to:

ELVA L. CARREON-TIJERINA
1106 N AVENUE E
HUMBLE, TX 77338

HUMBLE SURVEYING COMPANY

790 South Washington Avenue, Suite B
Cleveland, Texas 77327
Phone: (281) 446-0115 Fax: (281) 400-7133
TSPELS Perm No. 12114860

LEGAL DESCRIPTION

TRACT 6
1.91 ACRES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.91 ACRES SITUATED IN THE JAMES MARTIN SURVEY, ABSTRACT No. 51, LIBERTY COUNTY, TEXAS, AND BEING OUT OF A CALLED 10.6 ACRE TRACT, KNOWN AS LOT 3, EXHIBIT "A" OF CORMIER ADDITION AS RECORDED IN VOLUME 67, PAGE 447, DEED RECORDS LIBERTY COUNTY, TEXAS; SAID 1.91 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 3/8 inch iron pipe mark for the northeast corner of a called 10.6 acre tract known as Lot 3, Exhibit "A" of said Cormier Addition, same being the northeast corner of a called 5.5 acre tract as recorded in Liberty County Clerk's File No. 20170114, &

THENCE South 02 degrees 27 minutes 02 seconds East, a distance of 650.04 feet (called South 07 degrees 25 minutes 00 seconds East, a distance of 650.34 feet) with the east line of said Lot 1, Exhibit "A" and a called 10.6 acre tract, known as Lot 2, Exhibit "A" of said Cormier Addition to a 5/8 inch iron rod set for the northeast corner of said Lot 3, Exhibit "A", same being the northeast corner of a 5.29 acre tract, called Tract 1 surveyed this day out of said Lot 3, Exhibit "A", from which a found 1/2 inch iron pipe bears, North 25 degrees 41 minutes West, a distance of 150.8 feet;

THENCE South 02 degrees 27 minutes 02 seconds East, a distance of 152.51 feet (called South 07 degrees 24 minutes 00 seconds East) with the east line of said Lot 3, Exhibit "A", same being the west line of a called 23 acre tract as recorded in Liberty County Clerk's File No. 2002015459 to a 5/8 inch iron rod set for the northeast corner of a 3.53 acre tract, called Tract 2 surveyed this day out of said Lot 3, Exhibit "A", same being the southeast corner of said 5.29 acre tract, called Tract 1;

THENCE South 88 degrees 13 minutes 04 seconds West, a distance of 709.02 feet across said Lot 3, Exhibit "A" to a 5/8 inch iron rod set for a corner of said 5.29 acre tract, called Tract 1, same being a corner of said 3.53 acre tract called Tract 2 and the northeast corner and POINT OF BEGINNING of this herein described tract;

THENCE South 01 degrees 45 minutes 34 seconds East, a distance of 117.40 feet across said Lot 3, Exhibit "A" to a 5/8 inch iron rod set for a corner of said 3.33 acre tract, called Tract 2, same being the southeast corner of this herein described tract;

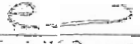
THENCE South 83 degrees 13 minutes 04 seconds West, a distance of 709.60 feet across said Lot 3, Exhibit "A" to a 5/8 inch iron rod set in County Road No. 158 for a corner of said 3.32 acre tract, called Tract 2, same being the southwest corner of this herein described tract;

THENCE North 02 degrees 26 minutes 10 seconds West, a distance of 117.40 feet (called North 01 degrees 20 minutes 35 seconds West) with the west line of said Lot 3, Exhibit "A", same being the east line of a called 7.73 acre tract, called Tract 3 out of a called 95.4 acre tract, known as Lot 12, Exhibit "A" of said Cormier Addition to a 5/8 inch iron rod set in said County Road No. 158 for the southwest corner of said 5.29 acre tract, called Tract 1, same being the northwest corner of this herein described tract;

THENCE North 88 degrees 13 minutes 04 seconds East, a distance of 710.94 feet across said Lot 3, Exhibit "A", same being the south line of said 5.29 acre tract, called Tract 1 to the POINT OF BEGINNING and containing 1.91 acres.

BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. ALL SET 5/8 INCH IRON RODS ARE MARKED WITH CAP STAMPED "RPLS 5815".

I hereby certify this metes and bounds is true and correct to the best of my knowledge, and belief, as surveyed on the ground,
May 20, 2020.


Louis W. Bergman, IV
R.P.L.S. No. 5815
27-103




THE STATE OF TEXAS

COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2022043662 NOT
08/26/2022 03:29:40 PM Total Fees: \$34.00

 *Lee Haidusek Chambers*

Lee Haidusek Chambers, County Clerk
Liberty County, Texas

at 10:30 FILED
o'clock A M

AUG 31 2022

LEE H. CHAVEZ
CLERK - LIBERTY COUNTY TEXAS
Jaw

Notice of Substitute Trustee Sale

T.S. #: 22-6187

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 10/4/2022
Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**
Place: **Liberty County Courthouse in Liberty, Texas, at the following location: Liberty County Courthouse, 1923 Sam Houston, Liberty, TX 77575**
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

Property To Be Sold - The property to be sold is described as follows:

Lot 38 of Holly Park Subdivision, Section 1, an addition in the H & TC Section 150, Liberty County, Texas according to the map or plat thereof recorded in Volume 6, Pages 97 and 98 of the Map Records of Liberty County, Texas.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 9/21/2020 and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2020033505, recorded on 9/21/2020, of the Real Property Records of Liberty County, Texas.

Property Address: 153 CR 3013 DAYTON Texas 77535

Trustor(s):	WILLIAM TANNER VAUGHN AND JAMIE VAUGHN	Original Beneficiary:	Mortgage Electronic Registration Systems, Inc., as nominee for Eustis Mortgage Corp
Current Beneficiary:	U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V	Loan Servicer:	Rushmore Loan Management Services, LLC
Current Substituted Trustees:	Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoko, Prestige Default Services, LLC		

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust,

T.S. #: 22-6187

the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by WILLIAM TANNER VAUGHN AND JAMIE VAUGHN, HUSBAND AND WIFE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$174,444.00, executed by WILLIAM TANNER VAUGHN AND JAMIE VAUGHN, HUSBAND AND WIFE, and payable to the order of Mortgage Electronic Registration Systems, Inc., as nominee for Eustis Mortgage Corp; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of WILLIAM TANNER VAUGHN AND JAMIE VAUGHN, HUSBAND AND WIFE to WILLIAM TANNER VAUGHN AND JAMIE VAUGHN, U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank National Association not in its individual capacity but solely as Legal Title Trustee for RMTP Trust, Series 2021 BKM-TT-V
c/o Rushmore Loan Management Services, LLC
15480 Laguna Canyon Road Suite 100
Irvine, CA 92618
(949) 341-0777

Dated: 8-30-22 Auction.com, Tommy Jackson, Keata Smith, Tiffany Beggs, Carolyn Ciccio, Margie Allen, Kyle Barclay, Stephanie Hernandez, Rick Snoko, Prestige Default Services, LLC.



Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

T.S. #: 22-6187

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
9720 Coit Road, Suite 220-228
Plano, Texas 75025
Attn: Trustee Department