

T.S. #: 18-1903

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

Date: 9/5/2023
Time: The sale will begin no earlier than **12:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **3:00 PM**
Place: Lampasas County Courthouse in **KEMPNER, Texas**, at the following location:
Lampasas County Courthouse, 501 E. 4th Street, Lampasas, TX 76550
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:

Being Lot Seven (7), Block Three (3), Bil-Mar Estates, 1st Extension, a Subdivision in Lampasas County, Texas, according to the Plat Records in Cabinet 1, Slide 93, Plat Records, Lampasas County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 2/10/2017 and is recorded in the office of the County Clerk of Lampasas County, Texas, under County Clerk's File No 166609, recorded on 2/28/2017, of the Real Property Records of Lampasas County, Texas.
Property Address: 232 COUNTY ROAD 4933 KEMPNER, TX 76539

Trustor(s):	GILBERT HERRERA	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD. DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS
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, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Rick Snoke, 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

FILED

20 day of July 2023

Dianne Miller
COUNTY CLERK, LAMPASAS COUNTY, TEXAS
BY Carlynn Hodgman DEPUTY

T.S. #: 18-1903

examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, 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 GILBERT HERRERA, JOINED HEREIN PRO FORMA BY HIS WIFE, CANDICE ANDERSON. 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 by not limited to (1) the promissory note in the original principal amount of \$169,696.00, executed by GILBERT HERRERA, JOINED HEREIN PRO FORMA BY HIS WIFE, CANDICE ANDERSON, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE LTD, DBA GOLD FINANCIAL SERVICES, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of GILBERT HERRERA, JOINED HEREIN PRO FORMA BY HIS WIFE, CANDICE ANDERSON to GILBERT HERRERA. 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: 7/20/2023

Auction.com, Michelle Jones, Angela Zavala Richard Zavala, Jr., Sharlet Watts,
Rick Spoke, Prestige Default Services, LLC,

Angela Zavala

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Phone: (972) 893-3096 ext. 1035

Fax: (949) 427-2732

Sale Line Information: (800) 793-6107

Website: www.auction.com

T.S. #: 18-1903

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Attn: Trustee Department

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Sharon Barry		Deed of Trust Date	May 25, 2019
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for Liberty Home Equity Solutions, Inc., its successors and assigns		Original Principal	\$187,500.00
Recording Information	Instrument #: 177142 in Lampasas County, Texas		Original Trustee	Fielder F. Nelms
Property Address	2622 County Road 3430, Lampasas, TX 76550		Property County	Lampasas

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	PHH Mortgage Corporation	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	PHH Mortgage Corporation	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	09/05/2023
Time of Sale	12:00 PM or no later than 3 hours thereafter
Place of Sale	The West entrance to the Courthouse in Lampasas County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Lampasas County Commissioner's Court.
Substitute Trustees	Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Beatriz Sanchez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Sara Edgington, Thomas Gilbraith, Auction.com, Michelle Jones, Angela Zavala, Richard Zavala, Jr., Sharlet Watts, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
BEING TRACT TWENTY-NINE (29) HINES RANCHES, A SUBDIVISION IN LAMPASAS COUNTY, TEXAS, ACCORDING TO PLAT OF RECORDED IN CABINET 1, SLIDE 288 ET. SEQ., PLAT RECORDS, LAMPASAS COUNTY, TEXAS

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's 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.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE: 281-00727

PAGE 1

FILED
 27 day of July 2023
 Joanne Miller
 COUNTY CLERK, LAMPASAS COUNTY, TEXAS
 BY: [Signature] DEPUTY

NOTICE OF TRUSTEE'S SALE

shall not cover any part of the property that has been released from the lien of the Deed of Trust. 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, 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to 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.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refilled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated July 21, 2023.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: **TAHERZADEH, PLLC**
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00727