

20-018464

Notice of Substitute Trustee's Sale

Filed 12th day of Jan in 2023, At 11:17 A.M. JODI MORGAN County Clerk, Milam County, Texas By Melissa Cortez Deputy

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)

Table with 2 columns: Deed of Trust Date, Original Mortgagee/Grantor, Original Beneficiary, Current Beneficiary, Recorded in, Property County, Mortgage Servicer, Mortgage Servicer's Address.

* 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 \$43,200.00, executed by DANIEL L REYNOSA and payable to the order of Lender.

Property Address/Mailing Address: 641 OAKLAWN DR, ROCKDALE, TX 76567

Legal Description of Property to be Sold: ALL THE REAL PROPERTY (INCLUDING ANY IMPROVEMENTS): BEING LOT NUMBERS TWO (2) AND THREE (3), BLOCK NUMBER TWO (2), PRAESEL SUBDIVISION SECTION 2, MILAM COUNTY, TEXAS, AS SHOWN ON PLAT OF SAID SUBDIVISION OF RECORD IN CABINET A, SLIDE 44-C AND 44-D, PLAT RECORDS OF MILAM COUNTY, TEXAS. THE IMPROVEMENTS THEREON BEING KNOWN AS 641 OAKLAWN DRIVE, ROCKDALE, TEXAS - 76567..

Table with 2 columns: Date of Sale: March 07, 2023; Earliest time Sale will begin: 10:00 AM

Place of sale of Property: Milam County Courthouse, 102 S. Fannin Avenue, Cameron TX 76520 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 RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel,



Kathleen Adkins, Violet Nunez Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown 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 RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* 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, Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown 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 Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez Auction.com whose address is 1 Mauchly Irvine, CA 92618 or Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown 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

Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez Auction.com OR Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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