

20-014847

**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(l)**

<b>Deed of Trust Date: September 24, 2001</b>	<b>Original Mortgagor/Grantor: FREDDIE RAINEY AND RHONDA RAINEY</b>
<b>Original Beneficiary / Mortgagee: JIM WALTER HOMES, INC., ITS SUCCESSORS AND ASSIGNS</b>	<b>Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X</b>
<b>Recorded In: Volume: 1412 Page: 339 Instrument No: 7701</b>	<b>Property County: BROWN</b>
<b>Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING</b>	<b>Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601</b>

\* 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 \$80,550.00, executed by RHONDA RAINEY AND FREDDIE RAINEY and payable to the order of Lender.

**Property Address/Mailing Address:** 703 CORDELL ST, BROWNWOOD, TX 76801

**Legal Description of Property to be Sold:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOT SIX (6), BLOCK TWELVE (12) OF BAILEY ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT OF SAID ADDITION OF RECORD IN BROWN COUNTY, TEXAS, AND LOT 7 BLOCK 12 OF THE BAILEY ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS.

<b>Date of Sale: December 6, 2022</b>	<b>Earliest time Sale will begin: 10:00 AM</b>
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**Place of sale of Property:** On the front porch of the Brown County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**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, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X, the owner and holder of the Note, has requested Linda Reppert whose address is 720 S. Colorado Blvd., Suite 200



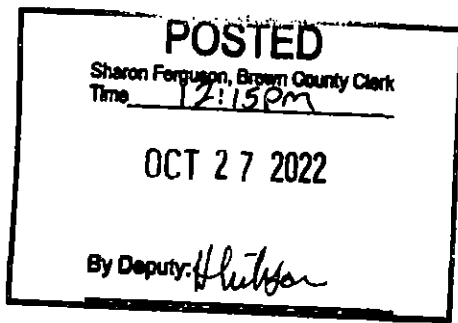
Glendale, CO 80246 OR Linda J. Reppert or Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

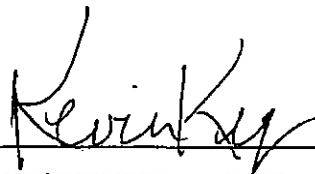
**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE 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, Linda Reppert whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Linda J. Reppert or Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs 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 Linda Reppert whose address is 720 S. Colorado Blvd., Suite 200 Glendale, CO 80246 OR Linda J. Reppert or Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs 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

Linda J. Reppert or Howard Whitney, Alexis Mendoza, Kevin Key or Jay Jacobs, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,  
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia  
30097; PH: (470)321-7112

Posted by: Eburu Oaega-Smith