

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 3, 2008, JAMES RICHARD BURNETT AND NANCY CAROLE BURNETT, HUSBAND AND WIFE, executed a Deed of Trust/Security Instrument conveying to STEPHEN W. BING, ROBERT J. ADAM OR LEIGH ANN THOMPSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS MORTGAGEE, AS BENEFICIARY FOR TXL MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 2008 4548 , in Book PR1709, at Page 566, in the DEED OF TRUST OR REAL PROPERTY RECORDS of BROWN COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 6, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate at Brown County Courthouse, 200 South Broadway, Brownwood, TX 76801 in **BROWN COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING LOT 28, SUNSET TERRACE III ADDITION TO THE CITY OF BANGS, BROWN COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK, BROWN COUNTY TEXAS.

Property Address: 1101 SWITZER STREET, BANGS, TX 76823

Mortgage Servicer: SELENE FINANCE LP

Notcholder: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST 3501 OLYMPUS BOULEVARD, 5TH FLOOR, SUITE 500, DALLAS, TX 75019

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.

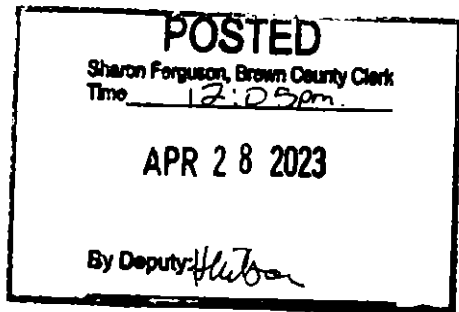
**ACTIVE MILITARY SERVICE NOTICE**

**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.**

WITNESS MY HAND this 28<sup>th</sup> day of April 2023

*Louis Starzel*  
Louis Starzel

Lamar Cravens, Christopher D. Brown, Stephen E. Haynes, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Marinosci Law Group PC, Alexis Mendoza, Kevin Key, Jay Jacobs, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com



Substitute Trustee Address:

Marinosci Law Group, P.C.  
16415 Addison Road, Suite 725  
Addison, TX 75001  
(972) 331-2300



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