

NOTICE OF FORECLOSURE 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 OR 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.

1. *Property to Be Sold.* The property to be sold is described as follows: FIELD NOTES FOR A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 7 AND 1/2 OF LOT 6, BLOCK 5, OF THE PARKS ESTATES ADDITION TO THE CITY OF BROWNWOOD, TEXAS, ACCORDING THE PLAT OF RECORD RECORDED IN VOLUME 1, PAGE 43, PLAT RECORDS OF BROWN COUNTY, TEXAS. SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED FROM THE ROSCOE F. SMITH ESTATE, TO ELIDA S. STEMBRIDGE, AS RECORDED IN VOLUME 1196, PAGE 798, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 2513 VINCENT STREET AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

BEGINNING AT A 3/8 INCHES IRON STAKE FOUND IN THE GROUND IN THE SOUTHWEST LINE OF VINCENT STREET, SAID STAKE MARKING THE EAST CORNER OF SAID LOT 7 AND THIS TRACT;

THENCE SOUTH 54 DEGREE 04 MINUTES 23 SECONDS WEST 145.36 FEET ALONG A FENCE LINE AND THE PROJECTION THEREOF TO A CHAIN LINK FENCE CORNER FOUND IN THE GROUND IN THE NORTHEAST LINE OF A 15 FEET ALLEY, SAID FENCE CORNER MARKING THE SOUTH CORNER OF SAID LOT 7 AND THIS TRACT;

THENCE NORTH 31 DEGREES 33 MINUTES 00 SECONDS WEST 75.05 FEET ALONG SAID NORTHEAST LINE, AT 50 FEET THE WEST CORNER OF SAID LOT 7 AND THE SOUTH CORNER OF SAID LOT 6 TO A 3/8 INCHES IRON STAKE SET IN THE GROUND, SAID STAKE MARKING THE WEST CORNER OF THIS TRACT;

THENCE NORTH 54 DEGREES 06 MINUTES 20 SECONDS EAST 145.42 FEET TO A 3/8 INCHES IRON STAKE SET IN THE GROUND IN THE SOUTHWEST LINE OF SAID VINCENT STREET, SAID STAKE MARKING THE NORTH CORNER OF THIS TRACT;

THENCE SOUTH 31 DEGREES 30 MINUTES 00 SECONDS EAST 74.97 FEET (BASIS OF BEARING - PLAT CALL) ALONG SAID SOUTHWEST LINE AT 24.97 FEET THE EAST CORNER OF SAID LOT 6, AND THE NORTH CORNER OF SAID LOT 7, TO TIM PLACE OF BEGINNING.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 09/21/2006 and recorded in Document 2006 6880 real property records of Brown County, Texas.

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

Date: 05/03/2022

Time: 10:00 AM

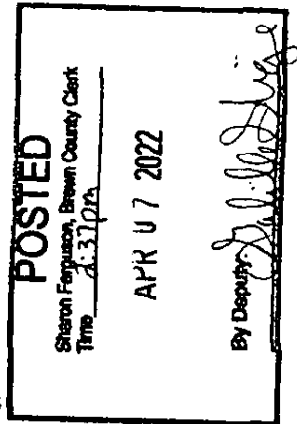
Place: Brown County, Texas at the following location: ON THE FRONT PORCH OF THE BROWN COUNTY COURTHOUSE, OR IF THE PRECEDING AREA IS NO LONGER THE DESIGNATED AREA, AT THE AREA MOST RECENTLY DESIGNATED BY THE COUNTY COMMISSIONER'S COURT or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee 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.

5. *Obligations Secured.* The Deed of Trust executed by RACHEL CANTU AND ALVIN L. FORD, provides that it secures the payment of the indebtedness in the original principal amount of \$88,301.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT is the current mortgagee of the note and deed of trust and RUSHMORE LOAN MANAGEMENT SERVICES, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC, 15480 Laguna Cyn Road, Suite 100, IRVINE, CA 92618 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AV Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

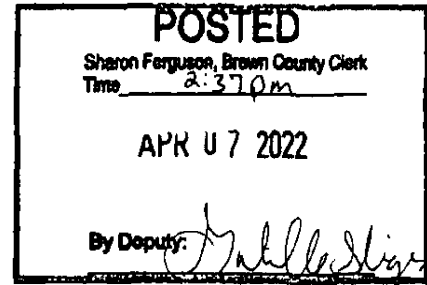
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Send

Brandon Wolf

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
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Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254



I am *Brandon Wolf* whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, I declare under penalty of perjury that on *April 7, 2022* I filed this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.