

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.

1. Date, Time and Place of Sale.

Date: 04/02/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Milam County, Texas at the following location: **ALL PUBLIC SALES ARE HELD AT THE EAST DOOR OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 200 PEACH STREET, ROCKDALE, TX 76567

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 05/25/2006 and recorded 06/08/2006 in Vol. 1011, Page 313, Document 93388, real property records of Milam County, Texas, with **LEROY FREEMAN & DORIS N FREEMAN, HUSBAND AND WIFE** grantor(s) and **BNC MORTGAGE, INC., A DELAWARE CORPORATION** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT 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.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **LEROY FREEMAN & DORIS N FREEMAN, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$132,543.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Loan Trust Mortgage Pass-Through Certificates Series 2006-BC2** is the current mortgagee of the note and deed of trust or contract lien.

Filed _____ day of Feb
in 2024, At 2:30 P.M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy

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6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

For Legal description refer to "EXHIBIT A"

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

PO BOX 24605 West Palm Beach, FL 33416-4605

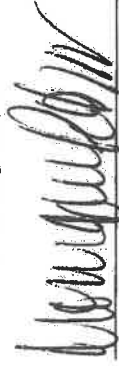
Phone: 877-744-2506

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9. 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 the Mortgagee, the Mortgagee's attorney, or the Mortgagee's attorney.

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.

Date: February 15, 2024



Monique Patzer, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave, Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

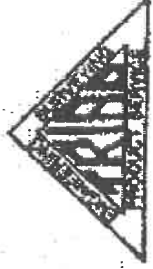
For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

Certificate of Posting

EXHIBIT "A"



In Re: 1.379 Acre
Part of Lot 42
Sunrise Addition
City of Rockdale
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being all of a 60 foot by 140 foot lot as conveyed from Robert E. Luckey, Trustee to Doris Turner by Deed dated December 7, 1984 and being recorded in Volume 525, Page 019 of the Official Records of said Milam County and being part of a 1.293 acre tract as conveyed from W. T. Pearson, Jr. to Leroy Freeman, et ux by Deed dated August 15, 1988 and being recorded in volume 600, page 522 of said Official Records, above said tracts being part of Lot 42, Sunrise Addition, City of Rockdale as recorded in Slide 51A the Plat Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at an iron pin set on a common line between the West ROW of Peach Street and said Lot 42 for the Northeast corner of a Lardon Miller Gipson lot and for a common Southeast corner of said Turner lot and of this tract;

THENCE S53°45'47"W - 140.00 feet with a common line between said Turner lot and said Gipson lot and entering said Lot 42 for division to an iron pin set for the Northwest corner of said Gipson lot, same being the Southwest corner of said Turner lot and for the most easterly Southwest corner of this tract;

THENCE N26°00'00"W - 60.00 feet with the West line of said Turner lot to an iron pin set on the South line of said Freeman 1.293 acre tract for the Northwest corner of said Turner lot and for an interior all corner of this tract;

THENCE S53°45'47"W - 37.24 feet with the South line of said Freeman 1.293 acre tract to an iron pin found on a common line between said Lot 42 and a Julia Aycock Butler 3.91 acre tract (149/138) for the Southwest corner of said 1.293 acre tract and for the most westerly Southwest corner of this tract;

THENCE with the occupied West line as fenced of said lot 42, same being a common line between said Freeman 1.293 acre tract and said Aycock 3.91 acre tract as follows:

N18°23'10"W - 354.72 feet to an iron pin found for an interior all corner of this tract;
N21°24'49"W - 47.99 feet to an iron pin found on the South ROW of Half Street for the Northeast corner of said 3.91 acre tract and for a common Northwest corner of said 1.293 acre tract, Lot 42 and of this tract;

THENCE N64°00'00"E - 123.58 feet with a common line between the South ROW of Half Street and said Freeman 1.293 acre tract to an iron pin found for the Northwest corner of Lot 41 (Sunrise Addition) and for a common Northeast corner of said 1.293 acre tract, Lot 42 and of this tract;

THENCE S26°00'00"E (Deed Bearing) with a common East line of said Freeman 1.293 acre tract and Lot 42, same being a common West line of Lot 41 and of Peach Street, respectively, at 130.00 passing an iron pin found for the Southwest corner of Lot 41, same being an exterior ell corner of Peach Street, continuing for a total distance of 264.97 feet to an iron pin set for an exterior ell corner of this tract;

THENCE entering said Lot 42 and said Freeman 1.293 acre tract for division as follows:

S64°00'00"W - 50.00 feet to an iron pin set an interior ell corner of this tract;
 S26°00'00"E - 90.00 feet to an iron pin set for an interior ell corner of this tract;
 N64°00'00"E - 50.00 feet to an iron pin set on the West ROW of said Peach Street, same being a common East line of said Lot 42 and said Freeman 1.293 acre tract for an exterior ell corner of this tract;

THENCE S26°00'00"E, with a common line between the West ROW of said Peach Street and Lot 42, same being a common East line of said Freeman 1.293 acre tract and said Turner lot, respectively, at 12.96 passing an iron pin found for the Southeast corner of said 1.293 acre tract, same being the Northeast corner of said Turner lot and continuing for a total distance of 72.96 feet to the PLACE OF BEGINNING and containing 1.379 Acre of Land.

I, W. L. Ferguson, Registered Professional Land Surveyor No. 2547 in the State of Texas, do hereby certify that the above survey was performed on the ground under my supervision and that the field notes hereon are true and correct to the best of my knowledge.

Given under my hand and seal this 8th day of April, 2002.

