

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: April 05, 2022

Time: The sale will begin at 12:00 PM or not later than three hours after that time.

Place: THE EAST ENTRANCE OF THE MILAM COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 18, 1999 and recorded in Document VOLUME 797, PAGE 305 real property records of MILAM County, Texas, with KEN R MORRIS AND MARIE MORRIS, grantor(s) and NATIONAL CITY MORTGAGE CO., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KEN R MORRIS AND MARIE MORRIS, securing the payment of the indebtednesses in the original principal amount of \$46,000.00, 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, 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 or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

Filed 3 day of March
in 2022, At 2:00 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead JOHN LATHAM, JOHN W. LATHAM, BRETT ADAMS, TOBEY LATHAM, OR MICHAEL LATHAM whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the MILAM County Clerk and caused to be posted at the MILAM County courthouse this notice of sale.

Declarants Name: _____

Date: _____

RT 3 BOX 137
ROCKDALE, TX 76567

00000009070210

00000009070210

MILAM

EXHIBIT "A"

TRACT #2, SECTION #1, OF ROCKDALE WEST, A SUBDIVISION IN MILAM COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 506, PAGE 424 OF THE OFFICIAL RECORDS OF MILAM COUNTY, TEXAS, AND CONTAINING 2.14 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ALL THAT CERTAIN 2.14 ACRE TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN MILAM COUNTY, TEXAS, A PART OF THE T. J. CHAMBERS SURVEY, A-7, AND BEING A PART OF A TRACT DESCRIBED AS 93.772 ACRES IN A DEED FROM JUDITH MATULA, ET AL, TO CARLAN GERDES, ET AL, DATED MAY 13, 1982 AND OF RECORD IN VOLUME 478, PAGE 937 OF THE DEED RECORDS OF MILAM COUNTY AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH STEEL AT THE NORTHEAST CORNER OF THE 93.772 ACRE TRACT IN THE WEST RIGHT OF WAY LINE OF F.M. 487;

THENCE WITH THE SAID R.O.W. SOUTH 09 DEGREES 00' EAST 35.16 FEET AND SOUTH 07 DEGREES 06' EAST 164.50 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH THE SAID R.O.W. SOUTH 07 DEGREES 06' EAST 202.29 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHEAST CORNER HEREOF;

THENCE SOUTH 86 DEGREES 05' WEST 457.31 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE NORTH 08 DEGREES 54' 25" WEST 202.74 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHWEST CORNER HEREOF;

THENCE NORTH 86 DEGREES 05' EAST 463.71 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.14 ACRES.