

NOTICE OF FORECLOSURE SALE

Property: The Property to be sold is described as follows:

SEE EXHIBIT A

Security Instrument: Deed of Trust dated December 30, 2020 and recorded on December 31, 2020 as Instrument Number 5404 in the real property records of MILAM County, Texas, which contains a power of sale.

Sale Information: October 03, 2023, at 10:00 AM, or not later than three hours thereafter, at the east door of the Milam County Courthouse located at 107 West Main Street in Cameron, Texas, or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by RHOSONDA MICHELLE SCOTT secures the repayment of a Note dated December 30, 2020 in the amount of \$58,913.00. CORNERSTONE HOME LENDING, A DIVISION OF CORNERSTONE CAPITAL BANK, SSB, whose address is c/o Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB, 1177 West Loop South, Suite 700, Houston, TX 77027, is the current mortgagee of the Deed of Trust and Note and Cornerstone Home Lending, a Division of Cornerstone Capital Bank, SSB is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Filed 25 day of Aug
in 2023, At 4:00 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy



4794008

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in 2023, At 4:00 M.
JODI MORGAN
County Clerk, Milam County, Texas
By [Signature]
Deputy




Substitute Trustee(s): Pete Florez, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez, Florence Rosas, Enrique Florez, Zachary Florez, Orlando Rosas, Dustin George

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.

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.



Miller, George & Suggs, PLLC
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
6080 Tennyson Parkway, Suite 100
Plano, TX 75024



Substitute Trustee(s) ~~Pete Florez~~, Zachary Florez, Orlando Rosas, Bobby Brown, Kristopher Holub, Aarti Patel, Kathleen Adkins, Violet Nunez, Florence Rosas, Enrique Florez, Zachary Florez, Orlando Rosas, Dustin George
c/o Miller, George & Suggs, PLLC
6080 Tennyson Parkway, Suite 100
Plano, TX 75024

Certificate of Posting

I, Pete Florez, declare under penalty of perjury that on the 25th day of August, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of MILAM County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

FIELDNOTE DESCRIPTION

0.99 ACRE TRACT

Being a 0.99 acre tract of land in the William W. Lewis Survey, Abstract No. 30, in the City of Cameron, Milam County, Texas and being that certain called 1 acre tract of land in a deed to Edward W. Milligan recorded in Volume 876, Page 211 of the Official Records of Milam County, Texas (ORMCT). Said 0.99 acre tract being shown on attached plat and more particularly described by metes and bounds as follows:

BEGINNING at a set mag nail in asphalt near the north edge of W. 12th Street for the southeast corner of above mentioned 1 acre tract, same being the southwest corner of a 4 acre tract of land to the City of Cameron by deed recorded in Volume 235, Page 250 of the Deed Records of Milam County, Texas (DRMCT), from which a found 1/2" iron rod with yellow cap stamped "RPLS 4748" at the southeast corner of said 4 acre tract bears South 70 degrees 59 minutes 54 seconds East, a distance of 334.18 feet;

THENCE along the south line of said 1 acre tract, North 70 degrees 59 minutes 54 seconds West, a distance of 92.18 feet to a set mag nail in asphalt located at the southeast corner of a 1 acre tract of land to Samuel Brown, et al, (1092/54 ORMCT);

THENCE along the common line of said 1 acre tracts, North 18 degrees 34 minutes 15 seconds East, a distance of 460.89 feet to a set 1/2" iron rod with yellow cap stamped "RPLS 5345" for the northwest corner of said Milligan 1 acre tract;

THENCE along the north line of said Milligan 1 acre tract, South 71 degrees 08 minutes 20 seconds East, a distance of 94.51 feet to a set 1/2" iron rod with yellow cap stamped "RPLS-5345" in the west line of said 4 acre tract;

THENCE along the east line of said 1 acre tract, same being the west line of said 4 acre tract, South 18 degrees 51 minutes 40 seconds West, a distance of 461.11 feet to the **POINT OF BEGINNING**, containing 0.99 acre of land.

All bearings recited herein are referenced to Geodetic North.

November 19, 2020
Don Randall Hughes
Registered Professional Land Surveyor
Texas No. 5345

