

22-082289

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: May 21, 2009	Original Mortgagor/Grantor: DOROTHY WRIGHT AND MURPHY WRIGHT
Original Beneficiary / Mortgagee: SECURITYNATIONAL MORTGAGE COMPANY., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION
Recorded in: Volume: 1305 Page: 333 Instrument No: 00229873	Property County: GRIMES
Mortgage Servicer: Selene Finance LP	Mortgage Servicer's Address: 3501 Olympus Blvd., Suite 500 Dallas, Texas 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$204,000.00, executed by MURPHY WRIGHT and DOROTHY WRIGHT and payable to the order of Lender.

Property Address/Mailing Address: 3896 COUNTY RD 324, NAVASOTA, TX 77868

Legal Description of Property to be Sold: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN GRIMES COUNTY, TEXAS, PART OF THE JARED E. GROCE SURVEY, A-23, BEING A RESURVEY OF PART OF THE SAME LAND CALLED 36.02 ACRES AS CONVEYED IN THE DEED FROM LILLIAN A. HARRINGTON TO OLIVER K. SAATHOFF, ET UX, DATED AUGUST 22, 1973, AS RECORDED IN VOLUME 316, PAGE 643, IN THE DEED RECORDS OF CRIMES COUNTY, TEXAS, SAID 36.02 ACRES BEING PART OF THE SAME LAND DESCRIBED IN THE DEED FROM SECURITY STATE BANK TO O. L. HAFERKAMP, ET UX, DATED JANUARY 16, 1961, AS RECORDED IN VOLUME 243, PAGE 230, IN THE DEED RECORDS OF GRIMES COUNTY, TEXAS, AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8 INCH IRON ROD SET WITH PLASTIC ID. CAP ON THE SOUTH LINE OF THE ALBIN FINKE TRACT CALLED 10.00 ACRES AS DESCRIBED IN VOLUME 975, PAGE 421, IN THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS FOR THE NORTHEAST CORNER HEREOF, BEING AN EXTERIOR CORNER OF A 13.287 ACRES TRACT SURVEYED THIS DATE, A CORNER IN A 6 INCH TREATED FENCE CORNER POST FOR THE APPARENT NORTHEAST CORNER OF SAID ORIGINAL 36.02 ACRES TRACT, BEING THE SOUTHEAST CORNER OF SAID FINKE TRACT CALLED 10.00 ACRES AND BEING ON THE WEST LINE OF THE FINKE FAMILY PARTNERSHIP TRACT CALLED 136.637 ACRES, VOL. 910, PAGE 673 BEARS N 88°33'24" E 459.59 FEET;

THENCE ALONG A DIVISION LINE OF THIS TRACT AND SAID 13.287 ACRES TRACT, FOR THE EAST LINE HEREOF, S 01°26'36" E 199.57 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC ID. CAP FOR THE SOUTHEAST CORNER HEREOF, BEING AN INTERIOR CORNER OF SAID 13.287 ACRES TRACT;

THENCE ALONG A DIVISION LINE OF THIS TRACT AND SAID 13.287 ACRES TRACT FOR THE SOUTH LINE HEREOF, S 88°33'24" W 654.76 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC ID. CAP FOR THE SOUTHWEST CORNER HEREOF, BEING AN INTERIOR CORNER OF SAID 13.287 ACRES TRACT;



THENCE ALONG A DIVISION LINE OF THIS TRACT AND SAID 13.287 ACRES TRACT, FOR THE WEST LINE HEREOF, N 01°26'36" W 200.00 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC ID. CAP FOR THE NORTHWEST CORNER HEREOF, BEING AN EXTERIOR CORNER OF SAID 13.287 ACRES TRACT, BEING ON THE SOUTH LINE OF THE OLIVER K. SAATHOFF, ET UX, TRACT CALLED 0.317 ACRE AS DESCRIBED IN VOLUME 645, PAGE 196, IN THE REAL PROPERTY RECORDS OF GRIMES COUNTY, TEXAS, SAID 0.317 ACRE TRACT BEING INCLUDED IN SAID 13.287 ACRES TRACT;

THENCE ALONG A DIVISION LINE OF THIS TRACT AND SAID 13.287 ACRES TRACT AND ALONG A PORTION OF THE SOUTH LINE OF SAID FINKE TRACT CALLED 10.00 ACRES FOR THE NORTH LINES HEREOF, BEING PARTLY ALONG OR NEAR AN EXISTING FENCE, N 89°03'05" E 50.00 FEET TO A 5/8 INCH IRON ROD SET WITH PLASTIC ID. CAP FOR THE SOUTHWEST CORNER OF SAID FINKE TRACT AND BEING AN EXTERIOR CORNER OF SAID 13.287 ACRES TRACT, BEING THE SOUTHEAST CORNER OF SAID 0.317 ACRE TRACT, AND N 88°33'24" E 604.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.000 ACRES OF LAND.

Date of Sale: February 06, 2024	Earliest time Sale will begin: 12:00 PM
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Place of sale of Property: AT THE SOUTH DOOR OF THE COURTHOUSE, ALSO KNOWN AS THE FRONT DOOR in Grimes County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Grimes County Commissioner's Court OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE , PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

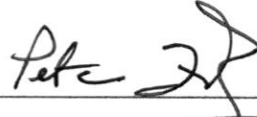
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION*, the owner and holder of the Note, has requested Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST C/O U.S. BANK TRUST NATIONAL ASSOCIATION* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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



SUBSTITUTE TRUSTEE

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown,
Trustee

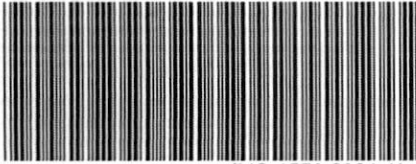
c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd., Suite 450, Alpharetta, GA 30004; PH:
(470)321-7112

FILED FOR RECORD

At 9:10 O'Clock A M

JAN 11 2024

VANESSA BURZYNSKI
COUNTY CLERK, GRIMES COUNTY, TX
By Barbara Kunch, Deputy



VG-1576-2024-1

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 1

Foreclosure Posting

Recorded On: January 11, 2024 09:10 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$7.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1
Receipt Number: 20240111000001
Recorded Date/Time: January 11, 2024 09:10 AM
User: Barbara K
Station: Clerk01

Record and Return To:

PEDRO FLOREZ
2308 N PIONEER TRAIL
BRYAN TX 77808



**STATE OF TEXAS
Grimes County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Grimes County, Texas

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski