

22TX373-0324
3004 AVE U, SNYDER, TX 79549

NOTICE OF FORECLOSURE SALE

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

SEE EXHIBIT "A"
- Security Instrument:** Deed of Trust dated June 19, 2015 and recorded on June 22, 2015 as Instrument Number 2015-20151892 in the real property records of SCURRY County, Texas, which contains a power of sale.
- Sale Information:** July 05, 2022, at 1:00 PM, or not later than three hours thereafter, at the north steps of the Scurry County Courthouse, 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 JACOB MCFATRIDGE secures the repayment of a Note dated June 19, 2015 in the amount of \$78,551.00. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RMTP TRUST, SERIES 2021 COTTAGE-TT-V, whose address is c/o Rushmore Loan Management Services LLC, 15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618, is the current mortgagee of the Deed of Trust and Note and Rushmore Loan Management Services LLC 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.

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.

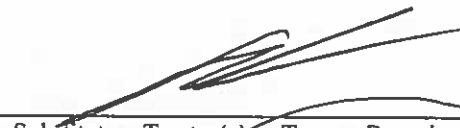


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ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER 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
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5601 Democracy Drive, Suite 265
Plano, TX 75024



Substitute Trustee(s): Terry Browder, Laura Browder, Marsha Monroe, Jonathan Schendel, Ramiro Cuevas, Patrick Zwiers, Jamie Osborne and Auction.com employees, including but not limited to those listed herein
c/o Miller, George & Suggs, PLLC
5601 Democracy Drive, Suite 265
Plano, TX 75024

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 14 day of June, 2022, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SCURRY County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

EXHIBIT "A"

Being a 60 ft. by 140 ft. tract of land in the SE/4 of Section 181, Block 3, H&GN RR. Co. Survey, Scurry County, Texas and is that tract of land conveyed to Charles E. Reynolds and wife, Patricia A. Reynolds by Deed of record in Vol. 386, Page 581 of Deed Records of Scurry County, Texas, this tract being described by metes and bounds, as follows:

BEGINNING at a found 1/2" iron rod, for the NW corner of this tract, being the SW corner of a tract conveyed to Cone Merritt in Deed Vol. 320, Page 11, of Deed Records and being in the East line of Ave "U" in the City of Snyder, from which a found 1/2" iron rod, the NE corner of the SE/4 of Section 181, Block 3, H&GN RR. Co. Survey, Scurry County, Texas bears N.2°22'50" E. 101.86 feet and S.87°40'42" E., a distance of 673.50 feet;

THENCE S.87°37'10" E., with the South line of said Merritt tract, for a distance of 140.0 feet to a found 1/2" iron rod, for the NE corner of this tract and the SE corner of said Merritt tract and being in the West line of a tract conveyed to Dewey Moore in Deed Vol. 331, Page 81 of Deed Records;

THENCE S.2°22'50" W., for a distance of 60.0 feet to a found 1/2" iron rod, for the SE corner of this tract, being the SW corner of said Moore tract and being in the North line of a tract conveyed to K. Sharp and W. P. King, Jr. by will of W. P. King, Sr.;

THENCE N.87°37'10" W., with North line of said Sharp and King tract, for a distance of 140.0 feet to a found pk. nail in rock wall, for the SW corner of this tract and being the NW corner of said Sharp and King tract and is in the East line of said Ave "U";

THENCE N.2°22'50" E., with the East line of Ave "U", for a distance of 60.0 feet to the place of beginning, containing 0.193 of an acre of land.

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