

Receipt# - 177237

Teresa Esther Chapoy
County Clerk, Val Verde County, TX

By:  Deputy

22-50002
113 KIM DR., DEL RIO, TX 78840

**NOTICE OF FORECLOSURE SALE AND
APPOINTMENT OF SUBSTITUTE TRUSTEE**

- Property: The Property to be sold is described as follows:
- Situated in Val Verde County, Texas, and being Lot Twelve (12), Block One (1), Chula Vista No. 1, Unit I Subdivision to the City of Del Rio, Texas, according to the plat of record in Volume 4, Page 135, Map Records, Val Verde County, Texas
- Security Instrument: Deed of Trust dated May 15, 2015 and recorded on May 15, 2015 at Instrument Number 289400 in the real property records of VAL VERDE County, Texas, which contains a power of sale.
- Sale Information: July 5, 2023, at 1:00 PM, or not later than three hours thereafter, at the front steps of the entrance facing Pecan Street of the Val Verde 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 EMMETT R SALINAS secures the repayment of a Note dated May 15, 2015 in the amount of \$112,000.00. 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, , , , is the current mortgagee of the Deed of Trust and Note and Rushmore 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.

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.



4786101



De Cubas, Lewis & Schwartz, P.C.
, Attorney at Law
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Substitute Trustee(s): Nancy Gomez, Leo Gomez,
Calvin Speer, Wendy Speer, Melody Speer, Ramon
Perez, Garrett Sanders, Marcia Chapa, Stacey Sanders,
Amy Ortiz, Billie C. Lewis, Jr., Blake Lewis and
ServiceLink employees included but not limited to
those listed herein.

c/o De Cubas, Lewis & Schwartz, P.C.
1999 N University Drive, Suite 204
Coral Springs, FL 33071

Certificate of Posting

I, Billie C. Lewis Jr., declare under penalty of perjury that on the 25th day of May, 2023, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of VAL VERDE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).