NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
10/8/2014

Grantor(s)/Mortgagor(s):
ARTHUR B. BAGBY ACTING HEREIN BY AND THROUGH MY AGENT AND ATTORNEY IN FACT DANA M. BAGBY AND SPOUSE DANA M. BAGBY

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR FIRST NATIONAL BANK OF GRANBURY, 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: N/A
Page: N/A
Instrument No: 2014-05841

Property County:
ERATH

Mortgage Servicer:
Selene Finance, LP is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3501 Olympus Boulevard, 5th Floor, Suite 500, Dallas, TX 75019

Legal Description: LOT 553 OF MOUNTAIN LAKES, SECTION TWO, AN ADDITION IN ERATH COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER CABINET A, SLIDE 317, MAP/PLAT RECORDS, ERATH COUNTY, TEXAS

Date of Sale: 9/6/2022 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Donna Stockman

Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington or Janet Pinder
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

POSTED
A.M. 3:30 P.M.
JUL 21 2022
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
By CW Deputy

MH File Number: TX-21-80051-POS
Loan Type: Conventional Residential