

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/12/2018

Grantor(s)/Mortgagor(s):
BERNHARDT WEHRICH III, A SINGLE PERSON

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
AMERICAN FINANCIAL NETWORK, INC., ITS
SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. Bank National Association not in its individual
capacity but solely as Legal Title Trustee for RMTP Trust,
Series 2021 BKM-TT-V

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2018 1490

Property County:
RAINS

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the
Current Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Date of Sale: 10/4/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET 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.

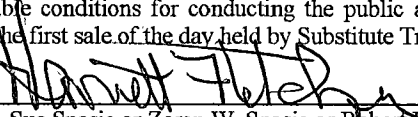
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

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.



Sue Spasic or Zoran W. Spasic or Robert LaMont, Harriett Fletcher
or Shannah Howle or Jon Murphy Howle
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
Posted August 11, 2022

FILED FOR RECORD
2022 AUG 11 PM 1:00
MANDY SAMPNER
COUNTY CLERK
RAINS COUNTY TEXAS
BY 

MH File Number: TX-19-72713-POS
Loan Type: VA

EXHIBIT "A"

All that certain real property located in Rains County, Texas and described as follows:

Being a 0.191 acre tract and being all of that certain lot, tract or parcel of land situated in the Thos. D. Brooks Survey, Abstract No. 14, Rains County, Texas, and being all of Lot 1 of Blue Heron Cove as recorded in Volume 5, Page 76, Rains County Plat Records and being more particularly described as follows: Beginning at a 1/2 inch iron rod set at the intersection of the west line of Egret Circle and the north line of Swan Parkway for corner, said point being at the southeast corner of Lot 1; Thence S 89 degrees 36 minutes 18 seconds W along the north line of Swan Parkway a distance of 107.50 feet to a 1/2 inch iron rod set for a corner, said point being at the southwest corner of Lot 1; Thence N 00 degrees 23 minutes 42 seconds W a distance of 60.00 feet to a point at the beginning of a curve to the left for a corner; Thence along said curve to the left an arc distance of 16.58 feet to a 1/2 inch iron rod set for corner, said curve having a radius of 1252.50 feet, a central angle of 00 degrees 45 minutes 30 seconds, a chord bearing of N 00 degrees 46 minutes 28 seconds E a distance of 107.50 feet to a 3/8 inch iron rod found in the west line of Egret Circle for a corner; Thence along curve to the left and the west line of Egret Circle an arc distance of 18.00 feet to a point for corner, said curve having a radius of 1360.00 feet a central angle of 00 degrees 45 minutes 30 seconds, a chord bearing of S 00 degrees 46 minutes 28 seconds E and a chord distance of 17.99 feet; Thence S 00 degrees 48 minutes 30 seconds E a distance of 60.00 feet to the point of beginning and containing 0.191 acres of land.

Being the same land in Texas General Warranty Deed dated March 4, 2016 from Sharon Berry to Eddle Deweese and Candace Deweese, husband and wife, recorded in Document No. 2016-0482, Official Public Records of Rains County, Texas.

