

25-290776

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: December 16, 2020	Original Mortgagor/Grantor: FACUNDO ACEVEDO JR, AND DEVANNE ACEVEDO
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR CALIBER HOME LOANS, INC. ITS SUCCSSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 EBO TRUST
Recorded in: Volume: 1361 Page: 981 Instrument No: 21306877	Property County: GONZALES
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 \$175,722.00, executed by FACUNDO ACEVEDO JR and payable to the order of Lender.

Property Address/Mailing Address: 901 E CENTRAL AVE, NIXON, TX 78140

Legal Description of Property to be Sold:
EXHIBIT A

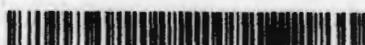
LEGAL DESCRIPTION

THE LAND HEREINAFTER REFERRED TO IS STUATED IN THE CITY OF NIXON, COUNTY, OF GONZALES, STATE OF TX, AND IS DESCRIBED AS FOLLOWS:

BEING ALL THAT CERTAIN LOT OR PARCEL OF LAND, LYING AND BEIND SITUATED IN GONZALES COUNTY, TEXAS, WITHIN THE CORPORATE LIMITS OF THE CITY OF NIXON, BEING ALL OF LOT 1, IN BLOCK NO. 1, OF TEJADA SUBDIVISION, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION, AS THE SAME APPEARS OF RECORD IN BOOK 2, PAGE 9, OF THE GONZALES COUNTY PLAT RECORDS, AND BEING THE SAME LOT DESCRIBED IN THAT CERTAIN DEED DATED JANUARY 8, 2004, EXCUTED BY LUZELLE BRYAN BEENE, TO ROBERTO P. GARCIA, RECORDED IN VOLUME 897, PAGE 0377, OF THE OFFICIAL RECORDS OF GONZALES COUNTY, TEXAS.

Date of Sale: September 2, 2025	Earliest time Sale will begin: 11:00 AM
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Place of sale of Property: At the southeast porch of the Gonzales County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioners Court 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.

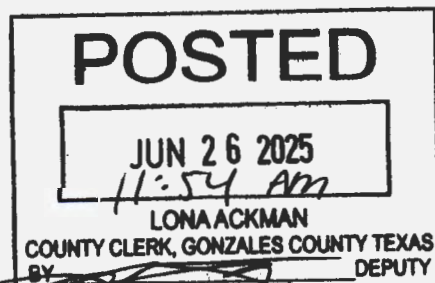
Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 EBO TRUST*, the owner and holder of the Note, has requested Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Bob Frisch, Jo Woolsey, Jodi Steen or Janice Stoner 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 RCF2 EBO TRUST* 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, Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Bob Frisch, Jo Woolsey, Jodi Steen or Janice Stoner 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 Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz whose address is 1320 GREENWAY DRIVE SUITE 300 IRVING, TX 75038 OR Bob Frisch, Jo Woolsey, Jodi Steen or Janice Stoner 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

Bob Frisch, Vicki Rodriguez, Janice Stoner, Jodi Steen, Jo Woolsey, Jennyfer Sakiewicz OR Bob Frisch, Jo Woolsey, Jodi Steen or Janice Stoner, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
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