

June 7, 2022

002157

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/12/2016

**Grantor(s)/Mortgagor(s):**  
JOHNNY A. DELA CRUZ, AN UNMARRIED MAN

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

**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT

**Recorded in:**  
**Volume:** 430  
**Page:** 610  
**Instrument No:** 161411

**Property County:**  
RUNNELS

**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:** LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

**Date of Sale:** 6/7/2022

**Earliest Time Sale Will Begin:** 10am

**Place of Sale of Property:** OUTSIDE THE FRONT DOOR OF THE COURTHOUSE, INCLUDING THE FRONT LANDING AND STEPS OF THE COURTHOUSE WHICH FACES US HIGHWAY 67 ALSO KNOWN AS HUTCHINGS AVENUE 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.

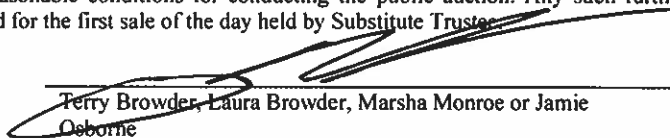
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne  
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

**MH File Number:** TX-20-78814-POS  
**Loan Type:** VA

**POSTED** April 14, 2022  
**At** 9:20 o'clock A M  
**Elesa Ocker**  
**County Clerk, Runnels County, Texas**  
**By** Nancy Clemons **Deputy**

EXHIBIT "A"

Field notes of Lots 4 and 5, Block 25, Wilke Third Addition to the City of Ballinger, Runnels County, Texas, according to the map or plat recorded in Volume 45, Page 207 of the Deed Records of Runnels County, Texas, said Lots 4 and 5 being further described by metes and bounds as follows:

Beginning at an  $\frac{1}{2}$ " iron pipe found in the southwest right-of-way line of North 4th Street and the northeast line of said Block 25, at the northwest corner of Lot 3, said Block 25, for the northeast corner of said Lot 4, from which an  $\frac{1}{2}$ " iron pipe found at the northeast corner of Lot 2, said Block 25 and the northwest corner of Lot 1, said Block 25 bears South  $59^{\circ}08'04''$  East a distance of 112.00 feet; and an  $\frac{1}{2}$ " iron pipe found at the northeast corner of Lot 1, Block 25 bears South  $59^{\circ}08'04''$  East a distance of 168.00 feet;

Thence South  $30^{\circ}51'59''$  West along the northwest line of said Lot 3, the southeast line of said Lot 4 and the southeast line of this herein described tract, a distance of 140.00 feet to a point in the northeast line of a 20' alley, at the southwest corner of said Lot 3, for the southeast corner of Lot 4 and this herein described tract, from which a pipe fence corner post bears North  $30^{\circ}51'56''$  East and distance of 1.25 feet;

Thence North  $59^{\circ}08'04''$  West along the northeast line of said 20' alley, the southwest line of said Lots 4 and 5, Block 25 and the southwest line of this herein described tract, a distance of 112.00 feet to an  $\frac{1}{2}$ " iron rod with plastic cap stamped "QUINN 6625" set at the intersection of the northeast line of said 20' alley and the southeast right-of-way line of Sargent Avenue, for the southwest corner of said Lot 5, Block 25 and this herein described tract;

Thence North  $30^{\circ}51'56''$  East along the southeast right-of-way line of Sargent Avenue, the northwest line of said Lot 5, Block 25 and this herein described tract, a distance of 140.00 feet to an  $\frac{1}{2}$ " iron rod with plastic cap stamped "QUINN 6625" set at the intersection of the southeast right-of-way line of Sargent Avenue and the southwest right-of-way line of North 4th Street, for the northwest corner of said Lot 5, Block 25 and this herein described tract;

Thence South  $59^{\circ}08'04''$  East along the southwest right-of-way line of North 4th Street, the northeast line of said Lots 5 and 4, Block 25 and this herein described tract, a distance of 112.00 feet to the place of beginning, and said Lots 4 and 5, Block 25 are subject to all easements of record.