

FILE FOR RECORD

MAY 13 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
BY _____ DEP

Notice of Substitute Trustee Sale

T.S. #: 25-13592

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: 6/3/2025
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
The sale will be completed by no later than 1:00 PM
Place: Van Zandt County Courthouse in Canton, Texas, at the following location: "On the steps to the north entrance of the Van Zandt County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court
"
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

Property To Be Sold - The property to be sold is described as follows:

BEING a 0.52 acre tract of land situated in the JESSE STOCKWELL SURVEY, Abstract No. 760, Van Zandt County, Texas, being all of Lot 2 & part of Lot 3 of the Folded Hills Addition as shown on Glide 29B of the Plat Records of Van Zandt County, Texas and being the same land as described to East Texas Mental Health, Inc. recorded in Volume 993, Page 952 of the Deed Records of Van Zandt County, Texas. Said 0.52 acre tract being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod (found) for the North corner of this 0.52 acre tract of land. Said corner also being the North corner of Lot 2, being the East corner of Lot 1, and being on the Southwest right of way line of Short Street;

THENCE: South 52 deg. 16 min. 13 sec. East, along the Northeast line of Lot 2, along the Northeast line of Lot 3, and along the Southwest right of way line of Short Street, a distance of 152.11 feet to a 1/4 inch iron rod (found) for the East corner of this 0.52 acre tract of land;

THENCE: South 42 deg. 38 min. 17 sec. West, over and across Lot 3, a distance of 150.52 feet to a 1/4 inch iron rod (found) for the South corner of this 0.52 acre tract of land. Said corner also being on the Southwest line of Lot 3 and being on the Northeast line of a called 8.30 acres (Tract 1) to Henry Lewis recorded in Volume 1461, Page 684 of the Real Records of Van Zandt County, Texas.

THENCE: North 52 deg. 10 min. 51 sec. West, along the Southwest line of Lot 3, along the Southwest line of Lot 2, and along the Northeast line of the above referenced 8.30 acres (Tract 1), a distance of 150.42 feet to a 3/8 inch iron rod (found) for the West corner of this 0.52 acre tract of land. Said corner also being the West corner of Lot 2 and being the South corner of Lot 1;

THENCE: North 42 deg. 00 min. 09 sec. East, along the Northwest line of Lot 2 and along the Southeast line of Lot 1, a distance of 150.20 feet back to the POINT OF BEGINNING and containing a 0.52 acre tract of land.

Being the same land in General Warranty Deed with Vendor's Lien in Favor of Third Party dated January 15, 2016 from Jack Baker and Lee R. Baker to Cindy A. Foster, a single woman, recorded in Document No. 2016-000556, Real Records of Van Zandt County, Texas.



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Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 6/23/2017 and is recorded in the office of the County Clerk of Van Zandt County, Texas, under County Clerk's File No 2017-005551, recorded on 6/26/2017, of the Real Property Records of Van Zandt County, Texas.
Property Address: 205 SHORT STREET CANTON, TEXAS 75103

Trustor(s):	DANIEL C DAVIS AND HEATHER M DAVIS	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V	Loan Servicer:	Nationstar Mortgage, LLC
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Current Substituted Trustees: **Auction.com, Randy Daniel, Rick Snoke, Prestige Default Services, LLC**

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.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (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 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by DANIEL C DAVIS AND HEATHER M DAVIS, HUSBAND AND WIFE . The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$196,128.00, executed by DANIEL C DAVIS AND HEATHER M DAVIS, HUSBAND AND WIFE , and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR FIRST GUARANTY MORTGAGE CORPORATION ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future

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indebtedness of DANIEL C DAVIS AND HEATHER M DAVIS, HUSBAND AND WIFE to DANIEL C DAVIS AND HEATHER M DAVIS. U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

U.S. Bank National Association, not in its individual capacity but solely as trustee for RMTP Trust, Series 2021 Cottage-TT-V

c/o Nationstar Mortgage, LLC

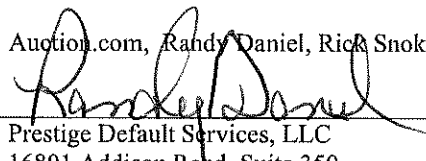
8950 Cypress Waters Blvd.

Coppell, TX 75019

(888) 480-2432

Dated: 5-13-25

Auction.com, Randy Daniel, Rick Snoke, Prestige Default Services, LLC



Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Phone: (972) 893-3096 ext. 1035

Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services, LLC

16801 Addison Road, Suite 350

Addison, Texas 75001

Attn: Trustee Department