

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 29 day of
May, 2025 at 4:14 am/pm.

Stephanie M. Sanders, Robertson County Clerk

by: Yvesenia Deleon

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S)
IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY
INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE.
THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED
AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Matter No.: 134029-TX

Date: May 23, 2025

County where Real Property is Located: Robertson

Filed for Record in:
Robertson County
On: May 29, 2025 at 04:13P
By: Yvesenia Deleon

ORIGINAL MORTGAGOR: BERNARDO SERNA & EULALIA SERNA (A/K/A BERNARD G. SERNA
AND EULALIA G. SERNA)

ORIGINAL MORTGAGEE: THE UNITED STATES OF AMERICA ACTING THROUGH THE RURAL
HOUSING SERVICE OR SUCCESSOR AGENCY, UNITED STATES
DEPARTMENT OF AGRICULTURE

CURRENT MORTGAGEE: United States of America acting through the Rural Housing Service or
successor agency, United States Department of Agriculture

MORTGAGE SERVICER: Dawson's Management - USDA

DEED OF TRUST DATED 5/15/2003, RECORDING INFORMATION: Recorded on 5/21/2003, as Instrument No.
20031924 in Book 835 Page 99

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING LOT NUMBERED FOUR (4) IN BLOCK
NUMBERED FOUR HUNDRED THIRTY (430) OF THE CITY OF HEARNE, ROBERTSON COUNTY,
TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 49 PAGE 199, DEED
RECORDS OF ROBERTSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY AS DESCRIBED IN
DEED DATED AUGUST 26, 1976, FROM VERGIE MAE THOMAS TO BERNARD G. SERNA AND WIFE,
EULALIA G. SERNA, RECORDED IN VOLUME 309 PAGE 973, PUBLIC RECORDS,
ROBERTSON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/1/2025, the foreclosure sale will be conducted in
Robertson County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas
Property Code as the place where the foreclosure sales are to take place. If no place is designated by the
Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The
trustee's sale will be conducted no earlier than 11:00 AM, or not later than three (3) hours after that time, by one of the
Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien
indebtedness superior to the Deed of Trust.

Dawson's Management - USDA is acting as the Mortgage Servicer for United States of America acting through the
Rural Housing Service or successor agency, United States Department of Agriculture who is the Mortgagee of the Note
and Deed of Trust associated with the above referenced loan. Dawson's Management - USDA, as Mortgage Servicer,
is representing the Mortgagee, whose address is:

3775 Venture Drive
Duluth, GA 30096

United States of America acting through the Rural Housing Service or successor agency, United States Department
of Agriculture

c/o Dawson's Management - USDA

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE PETE FLOREZ, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, CASPER RANKIN, LAUREL HANDLEY, HOLLIS HAMILTON** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
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