

March

NOTICE OF TRUSTEE'S SALE

T.S. #: 042021-01225-10TX

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU 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 TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SALE INFORMATION:

Date: **3/1/2022**
Time of Sale: **11:00 AM**
Place: **The south door on the first floor of the Robertson 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**

Filed for Record in:
Robertson County
On: Feb 08, 2022 at 03:34P
By: Sarah Tepera

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.

DEED OF TRUST INFORMATION:

Date: 8/20/2001
Grantor(s): RENEE M. REHMERT and THOMAS L. MARSHALL
Original Mortgagee: BANCO POPULAR NORTH AMERICA
Current Mortgagee: U.S. Bank Trust National Association as Trustee of American Homeowner Preservation Trust Series 2015A+
Original Principal Amount: \$29,355.00
Recording Information: 8/22/2001, as Instrument No. 20013509, in Book 787, Page 202,
Property County: Robertson
Property Address: RT 1 BOX 249 FM ROAD 979
CALVERT, TEXAS 77837
Legal Description: Being all that certain tract or parcel of land, lying and being situated in the G.W. BROWNING SURVEY, A-63, Robertson County, Texas, and being all of that 0.33 acre tract (called 0.36 acres) conveyed to Thomas Lee Tong and Yuling Wang by James D. Cunningham and wife Kerri P. Cunningham, recorded in Volume 650, Page 562, Official Records of Robertson County, Texas and being described as follows:

i, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 3rd day of February, 2022 at 3:34 am.
Stephanie M. Sanders, Robertson County Clerk
by: [Signature]

BEGINNING: at a 1/2" iron rod found at the most westerly common corner of this tract and the Patranella Limited 282.49 acre tract (701/303), same being in the northeast right-of-way line of the Flora Derwin 14.9 acre tract (575/580);

THENCE: N 42° 51' 17" W- 160.77 feet along the common line between this tract and said Darwin tract to a 5/8" iron rod with cap set at the most northerly common corner of said tracts, same being in the southeast right-of-way line of F.M. 979;

THENCE: N 44° 52' 09" E - 89.00 feet along said F.M. 979 line to a 1/2" iron rod found at the most northerly common corner of this tract and the Wade D. Wiley 0.84 acre tract (698/232);



THENCE: S 42° 50' 55" E - 162.53 feet along the common line between this tract and said Wiley tract to an iron bar found at the most easterly common corner of this tract and said Patranella Limited tract;

THENCE: S 46° 00' 00" W - 88.93 feet along the common line between this tract and said Patranella Limited tract to the PLACE OF BEGINNING; and containing 0.33 acres of land, more or less, according to a survey made on the ground under the supervision of Donald D. Garrett, Registered Professional Land Surveyor, No. 2972 on July 25, 2001.

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 lien securing the Property referenced above. AHP Servicing, LLC, as the Mortgage Servicer, is representing the current mortgagee, whose address is:

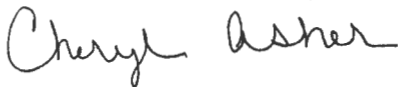
c/o AHP Servicing, LLC
440 S Lasalle St, Suite 1110
Chicago, IL 60605

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.

The undersigned agent for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead Pete Florez, Robert LaMont, Sheryl LaMont, Harriett Fletcher, Allan Johnston, Sharon St. Pierre, Zachary Florez, Orlando Rosas or Bobby Brown whose address is c/o Americas Trustee Services, Coppell, Texas 75019 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduce and direct the execution of remedies set aside to the beneficiary therein.

TO OBTAIN THE LATEST SALE INFORMATION PLEASE CONTACT AGENCY SALES & POSTING LLC (ASAP) AT 714-730-2727 OR SERVICELINKASAP.COM.

America's Trustee Services, LLC



Cheryl Asher, General Counsel