

Filed: 1:47 pm, Apr 28 2022
Terri Meadows
County Clerk
Houston County, Texas

Gwen Womack

00000009466244

18620 HIGHWAY 7 E
RATCLIFF, TX 75858

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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.

1. Date, Time, and Place of Sale.

Date: June 07, 2022

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE EAST SIDE OF THE HOUSTON COUNTY COURTHOUSE, UNLESS BAD WEATHER THEN THE 1ST FLOOR LOBBY OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated November 18, 2011 and recorded in Document CLERK'S FILE NO. 1107435 real property records of HOUSTON County, Texas, with RANDY G ARNOLD AND ASHLEY ARNOLD, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by RANDY G ARNOLD AND ASHLEY ARNOLD, securing the payment of the indebtednesses in the original principal amount of \$50,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. UMB BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR PRL TITLE TRUST I is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC
15480 LAGUNA CANYON RD.
SUITE 100
IRVINE, CA 92618

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 as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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 conduct and direct the execution of remedies set aside to the beneficiary therein.

Il sub Beatrice Carrillo

Israel Saucedo

Certificate of Posting

My name is Beatrice Carrillo, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 4.28.22 I filed at the office of the HOUSTON County Clerk and caused to be posted at the HOUSTON County courthouse this notice of sale.

Beatrice Carrillo

Declarants Name: 4.28.22 Beatrice Carrillo

Date: _____

18620 HIGHWAY 7 E
RATCLIFF, TX 75858

0000009466244

0000009466244

HOUSTON



BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN HOUSTON COUNTY, TEXAS, OUT OF THE W.H. JONES SURVEY, ABSTRACT NO. 645 AND BEING ALL THAT CERTAIN CALLED 0.403 ACRE TRACT CONVEYED TO ROBERT L. SMITH IN THE DOCUMENT RECORDED IN VOLUME 1045 ON PAGE 259 AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO ROBERT LEE SMITH IN THE DOCUMENT RECORDED IN VOLUME 1046 ON PAGE 256 BOTH OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, TEXAS, TO WHICH REFERENCES ARE HEREBY MADE FOR ALL PURPOSES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 3/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF THE AFORESAID REFERRED TO 0.403 ACRE TRACT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 7;

THENCE ALONG THE EAST BOUNDARY LINES OF THE SAID 0.403 ACRE TRACT THE FOLLOWING TWO COURSES:

THENCE: S 06 DEG 53' 00" W AT 140.00 FEET A 1/2" IRON PIN SET FOR CORNER;

THENCE: S 06 DEG 30' 11" W AT 104.81 FEET A 1/2 IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF THE SAID 0.403 ACRE TRACT AND THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO TRACT;

THENCE, ALONG THE EAST BOUNDARY LINE OF THE SAID TRACT, S 06 DEG 43' 35" W AT 116.86 FEET A 3/8" IRON PIN FOUND FOR THE SOUTHEAST CORNER OF THE SAID TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF THE SAIDTRACT, N 82 DEG 35' 10" W AT 57.81 FEET A 1/2 IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF THE SAID TRACT;

THENCE, ALONO THE WEST BOUNDARY LINE OF THE SAID TRACT, N 03 DEG 42' 49" E AT 116.32 FEET AN IRON STAKE FOUND FOR THE NORTHWEST CORNER OF THE SAID TRACT AND THE SOUTHWEST CORNER OF THE SAID 0.403 ACRE TRACT;

THENCE ALONO THE WEST BOUNDARY LINES OF THE SAID 0.403 ACRE TRACT THE FOLLOWING TWO COURSES:

THENCE: N 03 DEG 13' 57" E AT 95.95 FEET A 1/2" IRON PIN SET FOR CORNER;

THENCE: N 00 DEG. 14' 10" E AT 140.00 FEET A 1/2" IRON PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.403 ACRE TRACT ON THE SAID ROW LINE;

THENCE, ALONG THE NORTH BOUNDARY LINE OF THE SAID 0.403 ACRE TRACT AND ALONG THE SAID ROW LINE, S 89 DEG 54' 10" E AT 86.14 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.566 ACRE OF LAND, MORE OR LESS.