

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: January 05, 2021

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

Place: THE NORTH DOOR OF THE MILLS COUNTY JAIL 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 August 21, 2009 and recorded in Document VOLUME 301, PAGE 575 real property records of MILLS County, Texas, with GARY LAVERLE DUKE SR A/K/A GARY DUKE SR AND BRENDA GALE DUKE A/K/A BRENDA DUKE, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by GARY LAVERLE DUKE SR A/K/A GARY DUKE SR AND BRENDA GALE DUKE A/K/A BRENDA DUKE, securing the payment of the indebtednesses in the original principal amount of \$38,415.14, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK, NATIONAL ASSOCIATION AS LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST 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

FILED FOR RECORD
At 2:32 O'Clock P M

DEC 10 2020

SONYA SCOTT County & District Clerk
Mills County, Texas
By *[Signature]* Deputy



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.

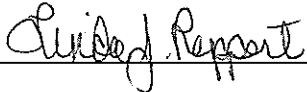
The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LINDA J. REPERT OR HOWARD WHITNEY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, 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.



Israel Saucedo

Certificate of Posting

My name is Linda J. Repert, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on December 10, 2020 I filed at the office of the MILLS County Clerk and caused to be posted at the MILLS County courthouse this notice of sale.



Declarants Name: LINDA J. REPERT

Date: December 10, 2020

EXHIBIT "A"

BEING A TRACT OF LAND IN MILLS COUNTY, TEXAS OUT OF THE TAYLOR SMITH SURVEY AND BEING A PART OF THE LAND CONVEYED FROM J.W. ARNOLD TO C.R. HUNTER BY A DEED DATED JUNE 10, 1936 AS RECORDED IN VOLUME 73, PAGE 187 OF THE DEED RECORDS OF MILLS COUNTY, TEXAS AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE OCCUPIED NORTHWEST CORNER OF THE ABOVE DESCRIBED TRACT AND ON THE EAST RIGHT-OF-WAY LINE OF FM ROAD NO. 1047;

THENCE NORTH 73 DEGREES 01 EAST WITH AN OLD FENCE LINE 105.20 FEET TO A STAKE SET FOR A CORNER;

THENCE SOUTH 14 DEGREES 11 EAST 106.10 FEET TO A STAKE SET FOR A CORNER;

THENCE SOUTH 68 DEGREES 21 WEST 98.70 FEET TO A STAKE SET ON THE EAST RIGHT OF WAY LINE OF FM ROAD NO 1047;

THENCE NORTH 17 DEGREES 49 WEST WITH THE SAID EAST RIGHT-OF-WAY LINE OF 114.00 FEET TO THE PLACE OF BEGINNING, CONTAINING .0256 ACRE OF LAND.