APPOINTMENT OF SUBSTITUTE TRUSTEE AND NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: July 30, 2021

NOTE: Note described as follows:

Date: April 23, 2018
Maker: Michael Casanova and Rachel Casanova
Payee: Rhys & Erin, LLC
Original Principal Amount: $42,210.00

FILED FOR RECORD
2021 JUL 30 AM 11:44
DIANE GONZALES
ATASCOSA COUNTY CLERK
BY K Pontm DEPUTY

DEED OF TRUST: Deed of Trust described as follows:

Date: April 23, 2018
Grantor: Michael Casanova and Rachel Casanova
Trustee: Geoffrey Rhys Burnett
Beneficiary: Rhys & Erin, LLC

LENDER: Rhys & Erin, LLC

BORROWER(S): Michael Casanova and Rachel Casanova

PROPERTY: The real property described as follows:

LOT 19 IN TIMBER RIDGE UNIT II SUBDIVISION, COUNTY OF ATASCOSA, STATE OF TEXAS CONSISTING OF 0.69 NET ACRES AS NOTED ON PLAT 201600012 FILED AND RECORDED IN THE ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS ON April, 25, 2016.

TIMBER RIDGE UNIT II SUBDIVISION, CONSISTING OF 17.931 ACRES OF LAND BEING LOT NUMBER 5 (FIVE), TIMBER RIDGE SUBDIVISION, SITUATED IN ATASCOSA COUNTY, AS PER MAP OR PLAT OF SAID SUBDIVISION RECIRDED ON SHEET 189-B NEW PLAT CABINET, PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

Together with all improvements, easements, personal property, intangibles, rents, revenues, contracts, and rights appurtenant to the real property, as described in the Deed of Trust.

SUBSTITUTE TRUSTEE:
Brent Myklebust
111 W. Olmos Drive
San Antonio, Texas 78212

DATE AND TIME OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
September 7, 2021, the first Tuesday of the month, to commence at 1 p.m., or within three (3) hours after that time.

PLACE OF SUBSTITUTE TRUSTEE'S SALE OF PROPERTY:
1 Courthouse Circle Drive, Jourdanton, Texas 78026 on the West porch steps of the Courthouse.

NOTICE

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 service to the sender of this notice immediately. {*See Tex. Prop. Code §51.002(i).*}

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE 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. {*Tex. Prop. Code §51.0076.*}

RECITALS

Default has occurred in the payment of the Note and in the performance of the obligations under the Deed of Trust that secures the Note. Because of this default, Lender, the owner and holder of the Note and the Deed of Trust lien under Texas Property Code section 51.002, has requested that Substitute Trustee sell the Property according to the terms of the Deed of Trust and applicable law.

The Deed of Trust may encumber both real and personal property. Formal notice is now given of Lender's election to proceed against and sell both the real property and any personal property described in the Deed of Trust, consistent with Lender's rights and remedies under the Deed of Trust and Texas Business and Commerce Code section 9.604(a).

Therefore, notice is given that on the Date and Time of Substitute Trustee's Sale of Property and at the Place of Substitute Trustee's Sale of Property, Substitute Trustee, or any other substitute trustee Lender may appoint, will sell the Property by public sale to the highest bidder for cash or acceptable certified funds, according to the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property that are superior to the Deed of Trust and to any permitted exceptions to title described in the Deed of Trust. Substitute Trustee has not made and will not make any covenants, representations, or warranties about the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property will be sold AS IS, WHERE IS, AND WITH ALL FAULTS.

EXECUTED as of July 30, 2021.

Brent Myklebust
Attorney for Beneficiary
Rhys & Erin, LLC

After recording, please return original to:
Law Office of R. Javier Guerra
111 W. Olmos Dr.
San Antonio, TX 78212