

STAYS IN FILE



1 pg

202240031

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
1/4/2018

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR ANGEL  
OAK MORTGAGE SOLUTIONS LLC, ITS SUCCESSORS  
AND ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2018004274

**Mortgage Servicer:**  
Selene Finance, LP is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with the  
Current Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
DENNIS J FOWLER AND PAULA J FOWLER,  
HUSBAND AND WIFE

**Current Beneficiary/Mortgagee:**  
U.S. Bank Trust National Association, not in its individual  
capacity but solely as owner trustee for RCF 2 Acquisition  
Trust c/o U.S. Bank Trust National Association

**Property County:**  
TRAVIS

**Mortgage Servicer's Address:**  
9990 Richmond Avenue, Ste. 400 South,  
Houston, TX 77042-4546

**Legal Description:** LOT 13, BLOCK QQ, AVALON PHASE 13B, ACCORDING TO THE MAP OR PLAT THEREOF,  
RECORDED IN DOCUMENT NO. 201700138, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

**Date of Sale:** 3/1/2022

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE AREA UNDER THE REAR PORTICO OF THE COURTHOUSE LOCATED ON THE WEST  
SIDE OF COURTHOUSE IMMEDIATELY SOUTH OF AND SLIGHTLY EAST OF 11TH & SAN ANTONIO STREET,  
REFERRED TO AS THE SALLYPORT OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE  
AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS  
PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The  
sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the  
purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct  
an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further  
conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

**Assert and protect your rights as member of  
the armed forces of the United States. If you  
or your spouse are serving on active military duty,  
including active military duty as a member of the  
Texas National 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.**

Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet  
Watts

or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUIS, L.L.P.  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075



202240031

**MH File Number:** TX-21-79829-POS  
**Loan Type:** Conventional Residential

**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Dana DeBeauvoir*  
Dana DeBeauvoir, County Clerk  
Travis County, Texas

Jan 26, 2022 02:33 PM  
Fee: \$3.00 MEDINAE