



24-03594

1726 LILLIUS STREET, ABILENE, TX 79603

NOTICE OF FORECLOSURE SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
8 O'CLOCK 20 MIN AM

DEC 12 2024

Brandi DeRemer
County Clerk, Tarrant County, Texas
Deputy

Property: The Property to be sold is described as follows:

Please see "Exhibit A"

Security Instrument: Deed of Trust dated January 7, 2022 and recorded on January 10, 2022 at Instrument Number 2022001554 in the real property records of TAYLOR County, Texas, which contains a power of sale.

Sale Information: January 7, 2025, at 1:00 PM, or not later than three hours thereafter, at the area of the entrance to the lobby of the southeast entrance and the adjacent exterior upper porch area of the Taylor 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 or as designated by the County Commissioners Court.

Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured: The Deed of Trust executed by KCAP RE FUND II, LLC, A TEXAS LIMITED LIABILITY COMPANY secures the repayment of a Note dated January 7, 2022 in the amount of \$516,750.00. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BINOM SECURITIZATION TRUST 2022-INV1, whose address is c/o Fay Servicing, LLC, 8001 Woodland Center Blvd, Suite 100, Tampa, FL 33614, is the current mortgagee of the Deed of Trust and Note and Fay Servicing, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

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.

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.



Filed and Recorded: 12/12/2024 08:43:45 AM
2024-21027 NOTICE TRUSTEES SALE Total Pages: 3
Brandi DeRemer, County Clerk

Nicki Company

De Cubas & Lewis, P.C.
Nicki Company, Attorney at Law
PO Box 5026
Fort Lauderdale, FL 33310

Substitute Trustee(s): Terry Browder, Laura Browder,
Marsha Monroe, Jonathan Schendel, Ramiro Cuevas,
Kristopher Holub, Lisa Bruno, Dana Kamin, Jamie
Osborne and ServiceLink ASAP employees included
but not limited to those listed herein.

c/o De Cubas & Lewis, P.C.
PO Box 5026
Fort Lauderdale, FL 33310

Certificate of Posting

I, Terry Browder, declare under penalty of perjury that on the 12 day of December, 2024 I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of TAYLOR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Unofficial

Exhibit "A"
Property Description

TRACT 1: 1726 Lillius St

Lot Two (2), Block G, CONTINUATION OF THE ARTHEL HENSON addition to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 2, Page 220, Plat Records, Taylor County, Texas.

TRACT 2: 1702 Sandefer St

Lot 5, Block 6, UNIVERSITY PLACE ADDITION to the City of Abilene, Taylor County, Texas, according to the map or plat thereof recorded in Volume 1, Page 276, Plat Records, Taylor County, Texas.

THE STATE OF TEXAS
COUNTY OF TAYLOR

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Official Public Records of Taylor County

2024-21027 NTS
12/12/2024 08:43:45 AM Total Fees: \$22.00



Brandi DeRemer
Brandi DeRemer, County Clerk
Taylor County, TX