

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 11, 2004	Original Mortgagor/Grantor: LEE WAYNE KARL AND ROBIN RENEE KARL
Original Beneficiary / Mortgagee: MILDOR CORPORATION DBA COMMUNITY FIRST MORTGAGE., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2
Recorded in: Volume: 242 Page: 553 Instrument No: 53048	Property County: JACKSON
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A/ MR. COOPER	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$77,190.00, executed by LEE KARL and payable to the order of Lender.

Property Address/Mailing Address: 602 DAVIS STREET, EDNA, TX 77957

Legal Description of Property to be Sold: BEING ALL OF LOT 7 AND SOUTH HALF OF LOT 8, BLOCK 4, SECTION II OF THE TOWN AND COUNTRY SUBDIVISION, AS SHOWN BY MAP OR PLAT OF RECORD IN VOLUME 3, PAGE 51 OF THE MAP OR PLAT RECORDS OF JACKSON COUNTY, TEXAS.

Date of Sale: July 05, 2023	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: The downstairs main lobby at the front door of the Jackson County Courthouse facing Main Street, 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2*, the owner and holder of the Note, has requested Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

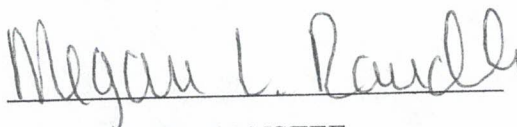


Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-RF2* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz whose address is 1320 Greenway Drive Suite 300 Irving, TX 75038 OR Megan Randle, Robert Randle or Ebbie Murphy whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.

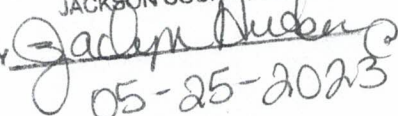


SUBSTITUTE TRUSTEE

Patsy Anderson, Michelle Foltz, Debby Jurasek, Megan L. Randle, Ebbie Murphy, Jennyfer Sakiewicz OR Megan Randle, Robert Randle or Ebbie Murphy, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112

FILED
Katherine R. Brooks, Clerk of County Court
JACKSON COUNTY, TEXAS

BY 
05-25-2023 1:30 p