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11:37 AM

TERESA RODRIGUEZ  
COUNTY CLERK, CALDWELL COUNTY, TEXAS  
By Sandra Guerra Deputy

23-03028  
133 OAK COVE, LOCKHART, TX 78644

Sandra Guerra

**NOTICE OF FORECLOSURE SALE AND  
APPOINTMENT OF SUBSTITUTE TRUSTEE**

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

BEING ALL OF LOT 6, BLOCK 1, OAK TRAILS, SECTION 4, A  
SUBDIVISION IN CALDWELL COUNTY, TEXAS, ACCORDING TO THE  
PLAT OF RECORD IN PLAT CABINET A, SLIDE 106, OF THE PLAT  
RECORDS OF CALDWELL COUNTY, TEXAS.

Security Instrument: Deed of Trust dated January 27, 2003 and recorded on January 31, 2003 at Instrument  
Number 030631 in the real property records of CALDWELL County, Texas, which  
contains a power of sale.

Sale Information: May 7, 2024, at 1:00 PM, or not later than three hours thereafter, at the main entrance of  
the new Caldwell County Judicial Center located at 1703 S. Colorado Street, Lockhart,  
Texas, 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 CYNTHIA ROGERIO AND JUAN F ROGERIO JR  
secures the repayment of a Note dated January 27, 2003 in the amount of \$88,400.00.  
U.S. BANK, N.A., AS TRUSTEE FOR THE GREEN TREE HOME LOAN GRANTOR  
TRUST 2003-A, whose address is c/o Select Portfolio Servicing, Inc., 3217 S. Decker  
Lake Dr., Salt Lake City, UT 84119, is the current mortgagee of the Deed of Trust and  
Note and Select Portfolio Servicing, Inc. is the current mortgage servicer for the  
mortgagee. 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.**



*Nicki Company*

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

*Sharlet Watts*

Substitute Trustee(s): Amy Ortiz, Aarti Patel, Stacey Sanders, Ramon Perez, Garrett Sanders, Erika Aguirre, Beatriz Sanchez, Dylan Ruiz, Candice Shulte, Maryna Danielian, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala Jr, Elizabeth Anderson, Richard Zavala, Jr., Jr, Deanna Ray and ServiceLink 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, Sharlet Watts, declare under penalty of perjury that on the 21 day of March, 2024, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of CALDWELL County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).