

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

#36

**Deed of Trust Date:**  
1/8/2009

**Grantor(s)/Mortgagor(s):**  
JOHNNIE RAYMOND TOWNZEN, JR, A SINGLE  
MAN

**Original Beneficiary/Mortgagee:**  
LEND AMERICA, INC.

**Current Beneficiary/Mortgagee:**  
REVERSE MORTGAGE FUNDING, LLC

**Recorded in:**  
**Volume:** 1724  
**Page:** 427  
**Instrument No:** 00053170

**Property County:**  
HILL

**Mortgage Servicer:**  
Celink is representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
3900 Capital City Blvd.,  
Lansing, MI 48906

**Legal Description:** SEE ATTACHED EXHIBIT "A".

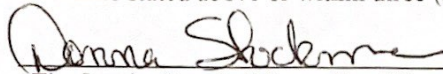
**Date of Sale:** 10/5/2021

**Earliest Time Sale Will Begin:** 11am

**Place of Sale of Property:** EAST DOOR OF THE HILL COUNTY COURTHOUSE 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.

*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.



Tim Lewis, Brenda Wiggs, Guy Wiggs, Donna  
Stockman, David Stockman, Russell Stockman,  
Michelle Schwartz or Denise Boerner  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

2021 SEP -2 PM 1:32

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

MH File Number: TX-18-67798-RM  
Loan Type: FHA

EXHIBIT "A"

LEGAL DESCRIPTION

FIELD NOTES for a certain lot, tract or parcel of land containing 6.414 Acres and being TRACT 8 situated in the Maria Rosa Urrutia Survey, Abst. No. 921 in Hill County, Texas. Said land being a portion of that certain 59.62 acre tract conveyed by R.T. Swillings, Jr. to Vision Investments, Inc. by deed dated August 15, 1977 and recorded in Vol. 563, Page 566 of the Hill County Deed Records and being more particularly described as follows:

Beginning at an iron pin set for the northwest corner of this tract. Said point being on the south line of a street and also being the northeast corner of Tract 9. Said point also being S 32-13' E, 1,194.9 ft. and N 57-47' E, 368.6 ft. from the northwest corner of said 59.62 acre tract.

Thence N 57-47' E, 262.9 ft. to an iron pin set for an outside all corner of this tract.

Thence S 32-13' E, 70 ft. to an iron pin set for an inside all corner of this tract and the southwest corner of Tract 7.

Thence N 57-47' E, 374.8 ft. to an iron pin set for the northeast corner of this tract and the southeast corner of Tract 7.

Thence S 4-32' E, 588.2 ft. to an iron pin set for the southeast corner of this tract.

Thence S 57-47' W, 364.4 ft. to an iron pin set for the southwest corner of this tract and the southeast corner of Tract 9.

Thence N 32-13' W, 590.9 ft. to the point of beginning, said tract containing 6.414 acres of land, more or less.