

#62

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/24/2007

Grantor(s)/Mortgagor(s):
~~TODD RUSSELL MCFARLAND AND WIFE,
DEBORAH ANN MCFARLAND~~

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR NTFN,
INC., DBA PREMIER NATIONWIDE LENDING, ITS
SUCCESSORS AND ASSIGNS

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

Recorded in:
Volume: 1464
Page: 0111
Instrument No: 000754

Property County:
~~HILL~~

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

Mortgage Servicer's Address:
3501 Olympus Boulevard, 5th Floor, Suite 500,
Dallas, TX 75019

Legal Description: SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

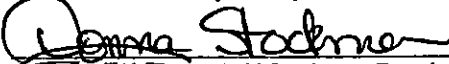
Date of Sale: ~~12/6/2022~~ **Earliest Time Sale Will Begin:** ~~11am~~

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.

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.


~~Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs,
Michelle Schwartz, Janet Pinder, Kathy Arrington or Brandy~~
Bacon
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

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.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2022 NOV 10 AM 10:10

MH File Number: TX-22-92637-POS
Loan Type: Conventional Residential

EXHIBIT "A"

That certain tract, lot, or parcel of land situated in Hill County, Texas, being 1.037 acres lying in the James Lamm Survey, Abstract No. 846, and being a part of that called one hundred eleven acre "FIRST TRACT" scried in warranty deed dated July, 2004 from Edward Claude Kennedy to Dorothy Elizabeth Hamilton Kennedy recorded in Volume 1295, Page 62, Deed Records of Hill County, Texas, said tract being more particularly scried by metes and bounds as follows:

beginning at the southeast corner of said J. Lamm Survey in Hill County Road 1446 at Hill County Road 1157, with 30 degrees West 1559.0 feet and South 60 degrees West 246.8 feet to a 5/8 inch steel pin with red astic cap stamped "2KC" set at a fence corner in the southwest line of Private Road 140 for the northeast corner of this tract and the POINT OF BEGINNING.

HENCE North 65 degrees 00 minutes 15 seconds West with said southwest line a distance of 150.00 feet to a 1/8 inch steel pin set in the fence for a corner;

HENCE South 24 degrees 59 minutes 45 seconds West a distance of 200.00 feet to a 5/8 inch steel pin set at a corner;

HENCE South 65 degrees 00 minutes 15 seconds East a distance of 301.64 feet to a 5/8 inch steel pin set at a fence line for a corner;

HENCE North 12 degrees 09 minutes 21 seconds West generally with a fence line, a distance of 250.93 feet, to the POINT OF BEGINNING, and containing 1.037 acres more or less.

The bearings recited herein are correlated to the bearing of record for the East line of said Lamm Survey, said bearing being N 30°W as recovered by survey on the ground.

FIELD NOTES for
0.512 ACRE INGRESS/EGRESS EASEMENT
situated in the
J. LAMM SURVEY, A-546,
HILL COUNTY, TEXAS

All that certain tract, lot, or parcel of land situated in Hill County, Texas, being 0.512 acres lying in the James N. Lamm Survey, Abstract No. 546, and being a part of that called 111 acre "FIRST TRACT" in warranty deed dated July, 2004 from Edward Claude Kennedy to Dorothy Elizabeth Hamilton Kennedy as recorded in Volume 1299, Page 62, Deed Records of Hill County, Texas, said tract being a strip of land 50 feet in width and a part of that roadway known as Private Road No. 140, said tract being more particularly described by metes and bounds as follows:

Commencing at the southeast corner of said J. Lamm Survey in Hill County Road 1446 at Hill County Road 1157, thence North 30 degrees West 1559.0 feet and South 60 degrees West 246.8 feet to a 5/8 inch steel pin with red plastic cap stamped "2KC" at a fence corner in the southwest line of Private Road 140 for the northeast corner of a 1.037 acre tract described in survey by 2KC Enterprises, Inc. dated the 3rd day of October, 2005, and the POINT OF BEGINNING:

- THENCE South 60 degrees 32 minutes 19 seconds East with a fence and the southwest line of Private Road 140 a distance of 198.3 feet to a fence corner;
- THENCE North 80 degrees 39 minutes 21 seconds East continuing with said right of way fence a distance of 126.7 feet to a point in Hill County Road No. 1446;
- THENCE North 37 degrees 31 minutes 13 seconds West with said county road a distance of 56.7 feet to a point in the north right of way of said county road;
- THENCE South 80 degrees 39 minutes 21 seconds West a distance of 82.3 feet;
- THENCE North 60 degrees 32 minutes 19 seconds West a distance of 182.7 feet;
- THENCE North 65 degrees 00 minutes 15 seconds West a distance of 151.9 feet;
- THENCE South 24 degrees 59 minutes 45 seconds West crossing said Private Road, a distance of 50.00 feet to a 5/8 inch steel pin at the most northerly corner of said 1.037 acre tract;
- THENCE South 65 degrees 00 minutes 15 seconds East with the northeast line of said 1.037 acre tract a distance of 150.0 feet to the POINT OF BEGINNING, and containing 0.512 acres more or less.