

1-2 F-12

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 12/9/2004	Grantor(s)/Mortgagor(s): TERESA ANN JOHNSON AND ROBERT A. LUKOWICZ
Original Beneficiary/Mortgagee: ARGENT MORTGAGE COMPANY, LLC	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: 1251 Page: 106 Instrument No: 19843	Property County: HUNT
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
Date of Sale: 12/2/2024	Earliest Time Sale Will Begin: 1pm
Place of Sale of Property: THE COMMON AREA AT THE BASE OF THE CENTRAL STAIRWAY ON THE 2ND FLOOR INSIDE THE COURTHOUSE, OR THE BASE OF THE NORTH STEPS OUTSIDE THE COURTHOUSE, IN THE EVENT THE COURTHOUSE IS CLOSED 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.	

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

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under the said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.

Dated: 11/21/2023

[Signature]

Myra Homayoun, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for Selene Finance, LP

Dated: 11/30/23
[Signature]
Printed Name: Randy Daniel
[Signature]
Substitute Trustee
c/o Tejas Trustee
1255 West 15th Street, Suite 1060
Plano, TX 75075

FILED FOR RECORD
at 11:41 o'clock A M

NOV 30 2023

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

MH File Number: TX-22-94204-HE
Loan Type: Conventional Residential

Legal Description - Exhibit "A"

Being a lot, tract or parcel of land situated in Hunt County, Texas and being a part of the Reese Price Survey, Abstract No. 822, and being a portion of a called 2.08 acre tract of land in a Warranty deed from Jerry L. Quinton and wife, Sandra Quinton to Milford D. Smith and wife, Linda K. Smith, recorded in the Real Property Records of Hunt County in Volume 27 at Page 84 and being more particularly described as follows:

BEGINNING at a concrete monument for corner, corner being the northwest corner of the called 2.08 acre tract of land and on the Sabine River Authority take line;

THENCE S 62 deg. 33' 20" E and along the north line of the called 2.08 acre tract a distance of 194.73 feet to a point for corner;

THENCE S 1 degree 36' 00" W a distance of 164.97 feet to a point for corner;

THENCE N 88 DEG. 24' 00" W a distance of 36.61 feet to a point for corner;

THENCE S 1 DEG. 36' 00" W a distance of 23.64 feet to a point for corner;

THENCE N 43 deg. 24' 00" W a distance of 33.44 feet to a point for corner;

THENCE N 88 deg. 24' 00" W a distance of 5.00 feet to a point for corner;

THENCE N 1 deg. 36' 00" E a distance of 135.00 feet to a point for corner;

THENCE N 88 deg. 24' 00" W a distance of 110.0 feet to a point for corner on the east line of Woodcreek Road;

THENCE N 1 deg. 36' 00" E and with the west line of the called 2.08 acre tract and the east line of Woodcreek Road a distance of 114.85 feet to return to the Place of Beginning and containing .0500 acres of land.