

22-024

05/31/2022 01:13:17 PM Total Pages: 4 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/30/2010

Grantor(s)/Mortgagor(s):
KEITH STONE AND SPOUSE STACY D. STONE

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. ("MERS") SOLELY AS A NOMINEE FOR
SUNTRUST MORTGAGE, INC., 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: 1219
Page: 207
Instrument No: 1004186

Property County:
WALLER

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

Mortgage Servicer's Address:
9990 Richmond Avenue, Ste. 400 South,
Houston, TX 77042-4546

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 7/5/2022

Earliest Time Sale Will Begin: 1pm

Place of Sale of Property: THE FOYER AT THE SOUTH ENTRANCE OF THE 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.

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

Megan Bandle or Ebbie Murphy
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

MH File Number: TX-22-81467-POS
Loan Type: Conventional Residential

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.

EXHIBIT "A"

FIELD NOTES FOR A 12.985 ACRE TRACT OF LAND OUT OF A 118.074 ACRE TRACT (CALLED TRACT 1 IN PARTITION DEED RECORDED IN VOLUME 511, PAGE 182, WALLER COUNTY OFFICIAL PUBLIC RECORDS) OUT OF A 366.2 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 101, PAGE 210, WALLER COUNTY DEED RECORDS SITUATED IN THE A.E. CLOUD SURVEY, ABSTRACT 354, WALLER COUNTY, TEXAS:

BEGINNING at a ½ inch iron rod found in the North line of F. M. Highway 529 for the Southwest corner of a 118.55 acre tract (called Tract 2 in said partition deed recorded in Volume 511, Page 182, Waller County Official Records), the Southeast corner of the said 118.074 acre tract and the Southeast corner of this 12.985 acre tract;

THENCE: North 89° 55' 36" West a distance of 30.00 feet along the North line of F.M. 529 and the South line of the 118.074 acre tract to a ½ inch iron rod set for the Southeast corner of a 25.769 acre tract (surveyed at the same time as this tract and not yet recorded) and the lower Southwest corner of this 12.985 acre tract;

THENCE: North a distance of 1323.98 feet to a ½ inch iron rod set for the lower Northeast corner of the 25.769 acre tract and an interior corner of this 12.985 acre tract;

THENCE: North 87° 18' 22" West a distance of 911.92 feet to a ½ inch iron rod set for an interior corner of the 25.769 acre tract and the upper Southwest corner of this tract;

THENCE: North 19° 02' 11" East a distance of 177.69 feet to a ½ inch iron rod set at an angle point;

THENCE: North 21° 41' 10" East a distance of 173.02 feet to a ½ inch iron rod set at a point of curvature;

THENCE: Following a curve to the left, said curve having a radius of 156.48 feet, an arc length of 70.60 feet and subtended by a chord bearing North 08° 45' 40" East a distance of 70.00 feet to a ½ inch iron rod set for the Southwest corner of a 14.666 acre tract (surveyed at the same time as this tract and not yet recorded) and the Northwest corner of this 12.985 acre tract;

THENCE: South 87° 18' 22" East a distance of 200.00 feet to a ½ inch iron rod set for the lower Southeast corner of the 14.666 acre tract and an interior corner of this 12.985 acre tract;

THENCE: North 48° 11' 20" East a distance of 816.51 feet to a ½ inch iron rod set in

the common line of the 118.074 acre tract and the 118.55 acre tract for the upper Southeast corner of the 14.666 acre tract and the Northeast corner of this 12.985 acre tract;

THENCE: South, along said common line a distance of 2299.75 feet to the PLACE OF BEGINNING and containing 12.985 acres of land.

All bearings recited herein are based on a portion of the North line of F.M. Highway 529 running North 89° 55' 36" West.

FILED AND RECORDED

Instrument Number: 22-024

Filing and Recording Date: 05/31/2022 01:13:17 PM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan".

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: