

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/11/2012

Grantor(s)/Mortgagor(s):
GEORGE R MCCLAIN, A SINGLE MAN

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GUARANTY BOND BANK, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2018 G-CTT

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 2012003334

Property County:
CASS

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100,
Irvine, CA 92618

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 8/2/2022

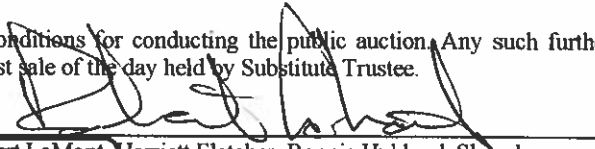
Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, TX 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 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.

Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont or Allan Johnston
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
Posted July 07, 2022

CASS COUNTY CLERK
AMY L. VARNELL
2022 JUL -7 PM 2:05
FILED FOR RECORD

MH File Number: TX-22-80773-POS
Loan Type: VA

LEGAL DESCRIPTION

All that certain 4.654 acre tract of land in the Lavania Morren Survey, A-681 in Cass Co., TX. Being all of that same tract of land conveyed to the Cass Co. Bank by Substitute Trustee's Deed recorded in File 2011002347 of the Official Public Records of Cass Co., TX, said 4.654 acre tract of land being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes.

**EXHIBIT "A"
(Legal Description)**

All that certain 4.654 acre tract of land in the Lavania Mornen Survey, A-681 in Cass Co , TX. Being all of that same tract of land conveyed to the Cass Co Bank by Substitute Trustee's Deed recorded in File 2011002347 of the Official Public Records of Cass Co , TX, said 4 654 acre tract of land is more particularly described by metes and bounds as follows.

BEGINNING at a 1/2" rebar with cap found in the east line of St Hwy No. 43 for the southwest corner of a 4 81 acre tract of land conveyed to Robert E Doran et ux by Warranty Deed recorded in Vol 1038, pg 320, the northwest corner of this described tract, from which a 1/2" rebar w/cap found for reference bears S 79° 43' 21" W, 0 12', a 1/2" iron pipe found for reference bears N 89°37'59" W, 1 96' and a cross-tie (down) bears N 8254' W, 8 3',

THENCE: S 04°21'04" W, 299 95' along said center to a 5/8" iron rod found in the north line of a 26 2 acre tract of land conveyed to Janice M Jones by Warranty Deed recorded in File 2008001909 for the southeast corner of the described tract, from which a 6" Sweetgum marked X (old) bears S 30°98' E, 3.2'.

THENCE: S 89°31'07" E (Basis of Bearing GPS data), 665 20' along a fence to a 2" iron pipe found at a cross-tie fence corner post in the west line of a 35 07 acre tract of land conveyed to Gary L Price et ux, by Warranty Deed recorded in Vol 1038, Pg 672, for the southeast corner of said Doran tract, the northeast corner of this described tract;

THENCE S 00°35'23" W, at 184 9' pass the southwest corner of said Price tract, the northwest corner of an 85 35 acre tract of land conveyed to Gary L. Price et ux by Warranty Deed recorded in Vol 989, pg 496, continuing along this same course a total distance of 333.72' along a purple painted line to a 1/2" rebar w/cap found for the northeast corner of a 6 265 acre tract of land conveyed to Emmitt C. McCollum by Warranty Deed recorded in Vol 722, pg 392, the southeast corner of this described tract,

THENCE: N 89°03'45" W, 547 14' along a line to a 1/2" rebar w/cap found in the east line of St Hwy 43 for the northeast corner of said McCollum tract, the southwest corner of this described tract,

THENCE With said east line the following courses. N 23°59'56" W, 24 97' to a found 1/2" rebar w/cap and northwestely, 325 22' along a curve to the right having a radius of 1859.86' and a Long Chord bearing N 18°46'14" W, 324.80' to the POINT OF BEGINNING, containing 4 654 acres of land, more or less.