

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
9/21/2006

**Grantor(s)/Mortgagor(s):**  
DARRELL L. ALLEN AND RHONDA A. ALLEN,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC. ("MERS") SOLELY AS A NOMINEE FOR  
COUNTRYWIDE HOME LOANS, 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:** N/A  
**Page:** N/A  
**Instrument No:** 2006-00219612

**Property County:**  
ANGELINA

**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:** BEING 3.041 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF ANGELINA, A PART OF THE J.R. CHAVANO SURVEY, A-10, AND BEING OUT OF THE 3.500 ACRES DESCRIBED IN DEED TO RANDALL I. NOE AND KELLY G. NOE, HSUBAND AND WIFE, RECORDED IN VOLUME 1299, PAGE 35 OF THE ANGELINA COUNTY OFFICIAL RECORDS, AND THIS 3.041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREN.

**Date of Sale:** 10/3/2023

**Earliest Time Sale Will Begin:** 1pm

**Place of Sale of Property:** THE ANGELINA COUNTY COURTHOUSE ANNEX AT 606 EAST LUFKIN AVE, LUFKIN, TX, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM; OR IF THE SALE OCCURS ON A HOLIDAY, SALES ARE TO TAKE PLACE ON THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

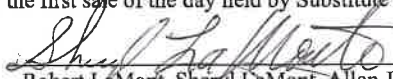
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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, Sheryl LaMont, Allan Johnston, Ronnie Hubbard  
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 8-14-23*

**FILED**  
**AT 3:30 CLOCK P M**

**AUG 14 2023**

AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By MO

**MH File Number:** TX-22-81120-POS  
**Loan Type:** Conventional Residential

TTS

## EXHIBIT "A"

BEING 3.041 ACRES OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF ANGELINA, A PART OF THE I.R. CHAVANO SURVEY, A-10, AND BEING OUT OF THE 3.500 ACRES DESCRIBED IN DEED TO RANDALL I. NOE AND KELLY G. NOE, HUSBAND AND WIFE, RECORDED IN VOLUME 1299, PAGE 35 OF THE ANGELINA COUNTY OFFICIAL RECORDS, AND THIS 3.041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID NOE 3.500 ACRE TRACT AND THE NORTHWEST CORNER OF THE RESIDUE OF THE CALLED 19.25 ACRE TRACT DESCRIBED IN DEED TO CARROL HANNAH RECORDED IN VOLUME 367, PAGE 753 OF THE ANGELINA COUNTY DEED RECORDS, LOCATED ON THE EAST LINE OF THE LANDS DESCRIBED IN DEED TO TEMPLE-INLAND FOREST PRODUCTS CO. RECORDED IN VOLUME 421, PAGE 495 OF THE ANGELINA COUNTY DEED RECORDS AND LYING WITHIN THE MARGINS OF I.R. HANNA ROAD (A COUNTY MAINTAINED ROADWAY);

THENCE N 00° 45' 00" W, ALONG THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND SAID TEMPLE-INLAND FOREST PRODUCTS CO. LANDS AND WITHIN THE MARGINS OF SAID I.R. HANNA ROAD, AT 94.22 FT. PASS THE SOUTH TERMINAL POINT OF THE WEST RIGHT OF WAY LINE OF A PROPOSED 30 FT. WIDE ROADWAY EASEMENT, AND CONTINUING N 00° 45' 00" W, ALONG SAID COMMON LINE, SAME BEING THE WEST RIGHT OF WAY LINE OF SAID PROPOSED 30 FT. WIDE ROADWAY EASEMENT AND WITHIN THE RIGHTS OF WAY OF SAID I.R. HANNA ROAD, AT 212.64 FT. PASS THE EAST RIGHT OF WAY LINE AND EXITING SAID I.R. HANNA ROAD, AND CONTINUING ALONG SAID COMMON LINE BETWEEN SAID NOE AND TEMPLE-INLAND LANDS, IN ALL A TOTAL DISTANCE OF 365.99 FT. TO A 1/2" IRON ROD SET FOR THE WEST COMMON CORNER BETWEEN THE HEREIN DESCRIBED 3.041 ACRE TRACT AND THE 0.459 ACRE TRACT SURVEYED THIS DATE OUT OF SAID NOE 3.500 ACRES, SAID POINT BEING THE NORTH TERMINAL POINT OF THE WEST RIGHT OF WAY LINE OF SAID PROPOSED ROADWAY EASEMENT;

THENCE N 89° 09' 22" E, ALONG THE COMMON LINE BETWEEN THE HEREIN DESCRIBED 3.041 ACRE TRACT AND SAID 0.459 ACRE TRACT, AT 30.00 FT. PASS THE NORTH TERMINAL POINT OF THE EAST RIGHT OF WAY LINE OF SAID PROPOSED ROADWAY EASEMENT, AND IN ALL A TOTAL DISTANCE OF 200.00 FT. TO A 1/2" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID 0.459 ACRE TRACT AND AN INTERIOR CORNER THE HEREIN DESCRIBED TRACT;

THENCE N 00° 45' 00" W 100.00 FT. ALONG THE COMMON LINE BETWEEN THE HEREIN DESCRIBED 3.041 ACRES AND SAID 0.459 ACRE TRACT, TO A 1/2" IRON ROD SET FOR THE NORTH COMMON CORNER OF THE HEREIN DESCRIBED 3.041 ACRE TRACT AND SAID 0.459 ACRE TRACT, LOCATED ON THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND THE RESIDUE OF THE CALLED 10.03 ACRE TRACT DESCRIBED IN DEED TO EARLINE SHIRLEY RECORDED IN VOLUME 682, PAGE 350 OF SAID OFFICIAL RECORDS;

THENCE N 89° 09' 22" E 127.18 FT. TO A 1/2" IRON ROD FOUND FOR THE NORTH COMMON CORNER BETWEEN SAID NOE 3.500 ACRE TRACT AND THE RESIDUE OF SAID HANNAH CALLED 19.25 ACRE TRACT;

THENCE S 00° 45' 00" E 465.99 FT. ALONG THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND THE RESIDUE OF SAID HANNAH CALLED 19.25 ACRE TRACT TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE S 89° 09' 22" W 327.18 FT. ALONG THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND THE RESIDUE OF SAID HANNAH CALLED 19.25 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 3.041 ACRES OF LAND.

THERE IS RESERVED OVER THE ABOVE DESCRIBED 3.041 ACRE TRACT A ROADWAY EASEMENT BEING 30 FT. IN WIDTH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET FOR THE WEST COMMON CORNER BETWEEN THE ABOVE DESCRIBED 3.041 ACRE TRACT AND A 0.459 ACRE TRACT SURVEYED THIS DATE OUT OF SAID NOE 3.500 ACRES LOCATED ON THE EAST LINE OF THE LANDS DESCRIBED IN DEED TO TEMPLE-INLAND FOREST PRODUCTS CO. RECORDED IN VOLUME 421, PAGE 495 OF THE ANGELINA COUNTY DEED RECORDS, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.187 ACRE ROADWAY EASEMENT;

THENCE N 89° 09' 22" E 30.00 FT. ALONG THE COMMON LINE BETWEEN THE ABOVE DESCRIBED 3.041 ACRE TRACT AND SAID 0.459 ACRE TRACT TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.187 ACRE ROADWAY EASEMENT;

THENCE S 00° 45' 00" E 271.82 FT. ALONG THE EAST RIGHT OF WAY LINE OF THE HEREIN DESCRIBED ROADWAY EASEMENT TO ITS SOUTHEAST CORNER;

THENCE S 89° 15' 00" W AT 8.70 FT. PASS THE EAST RIGHT OF WAY LINE AND ENTERING I.R. HANNA ROAD (A COUNTY MAINTAINED ROADWAY), AND CONTINUING IN ALL A TOTAL DISTANCE OF 30.00 FT. TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.187 ACRE ROADWAY EASEMENT LOCATED ON THE LINE OF THE ABOVE DESCRIBED 3.041 ACRE TRACT, SAME BEING THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND SAID TEMPLE-INLAND FOREST PRODUCTS CO. LANDS;

THENCE N 00° 45' 00" W, ALONG THE COMMON LINE BETWEEN SAID NOE 3.500 ACRE TRACT AND SAID TEMPLE-INLAND FOREST PRODUCTS CO. LANDS, AT 118.42 FT. PASS THE EAST MARGIN AND EXITING SAID I.R. HANNA ROAD, AND CONTINUING N 00° 45' 00" W, ALONG THE COMMON LINE BETWEEN SAID NOE AND TEMPLE-INLAND LANDS, IN ALL A TOTAL DISTANCE OF 271.77 FT. TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE RIGHTS OF WAY 0.187 ACRE

BEARINGS FOR THIS DESCRIPTION ARE BASED ON DEED CALLS FOR THE 3.500 ACRE TRACT DESCRIBED IN DEED TO RANDALL I. NOE AND KELLY G. NOE, RECORDED IN VOLUME 1299, PAGE 35 OF THE ANGELINA COUNTY OFFICIAL RECORDS.