

I, undersigned, County Clerk, do hereby certify that
the above notice was duly posted on 7th day of
November, 2024 at 2:57 am/pm.
Stephanie M. Sanders, Robertson County Clerk
by: [Signature]

Filed for Record in:
Robertson County
On: Nov 07, 2024 at 02:59P
By: Lacy Fechner

7411 FM 2954
BREMOND, TX 76629

00000008494957

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard 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.

1. Date, Time, and Place of Sale.

Date: December 03, 2024

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH DOOR OF THE ROBERTSON COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 25, 2003 and recorded in Document CLERK'S FILE NO. 20032621; AS AFFECTED BY INSTRUMENT NO. 2023-20233227 real property records of ROBERTSON County, Texas, with JAMES RAY BODIFORD JR AND ORA FRANCES BODIFORD, grantor(s) and CENTEX HOME EQUITY COMPANY, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES RAY BODIFORD JR AND ORA FRANCES BODIFORD, securing the payment of the indebtednesses in the original principal amount of \$44,450.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.


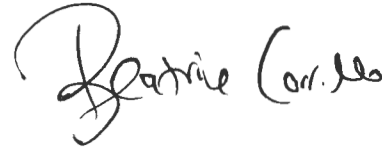
6. Mortgage Servicer Information. The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. SELENE FINANCE, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SELENE FINANCE
3501 OLYMPUS BLVD
5TH FLOOR, SUITE 500
DALLAS, TX 75019



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 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.

Israel Saucedo

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on _____ I filed at the office of the ROBERTSON County Clerk and caused to be posted at the ROBERTSON County courthouse this notice of sale.

Declarants Name: _____

Date: _____

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE H. F. THORNTON SURVEY, A -352, ROBERTSON COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED TRACT OF LAND AS DESCRIBED BY A DEED TO JAMES BODIFORD JR. AND ORA FRANCES BODIFORD RECORDED IN VOLUME 209, PAGE 292 OF THE DEED RECORDS OF ROBERTSON COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "KERR 4502" SET ON THE NORTHWEST LINE OF FM 2954 (120' R.O.W.) MARKING THE SOUTHEAST CORNER OF A CALLED 98.1602 ACRE TRACT DESCRIBED AS "TRACT 54" BY A DEED TO OAK GROVE POWER COMPANY, LLC RECORDED IN VOLUME 972, PAGE 82 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND BEARS: S 31° 14' 36" E FOR A DISTANCE OF 0.76 FEET;

THENCE: N 31° 14' 36" W ALONG THE COMMON LINE OF SAID BODIFORD TRACT (209/292) AND SAID 98.1602 ACRE TRACT FOR A DISTANCE OF 344.17 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND MARKING SOUTHERLY CORNER OF A CALLED 31.76 ACRE TRACT AS DESCRIBED BY A DEED TO JAMES R. BODIFORD JR. AND WIFE, PAULA L. BODIFORD RECORDED IN VOLUME 1393, PAGE 628 OF THE OFFICIAL RECORDS OF ROBERTSON COUNTY, TEXAS, FOR REFERENCE, A T-POST FOUND MARKING AN ANGLE POINT IN THE COMMON LINE OF SAID 98.1602 ACRE TRACT AND SAID 31.76 ACRE TRACT BEARS: N 31° 14' 36" W FOR A DISTANCE OF 451.98 FEET;

THENCE: ALONG THE COMMON LINE OF SAID BODIFORD TRACT (209/292) AND SAID 31.76 ACRE TRACT FOR THE FOLLOWING CALLS:

N 59° 39' 08" E FOR A DISTANCE OF 155.55 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND:

S 30° 36' 51" E FOR A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND;

S 59° 37' 21" W FOR A DISTANCE OF 145.00 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND;

S 31° 14' 36" E FOR A DISTANCE OF 294.05 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "KERR 4502" SET ON THE NORTHWEST LINE OF FM 2954 MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 5669.85 FEET, FOR REFERENCE A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 2957" FOUND BEARS: S 31° 14' 36" E FOR A DISTANCE OF 0.60 FEET, AND A CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS A CHORD OF N 59° 02' 57" E FOR A DISTANCE OF 70.17 FEET, FROM WHICH ANOTHER CONCRETE RIGHT-OF-WAY MONUMENT FOUND BEARS A CHORD OF N 58° 36' 51" E FOR A DISTANCE OF 15.90 FEET AND THEN N 58° 32' 02" E FOR A DISTANCE OF 930.68 FEET;

THENCE: ALONG THE NORTHWEST LINE OF FM 2954 AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 06' 04" FOR AN ARC DISTANCE OF 10.00 FEET (CHORD BEARS S 59° 27' 15" W - 10.00 FEET) TO THE POINT OF BEGINNING CONTAINING 0.246 OF AN ACRE (10710 SQUARE FEET) OF LAND, MORE OR LESS.