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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: February 25, 2015

Deed of Trust

Date: June 7, 2006
Grantor: Ashley McClinton
Grantor's County: Hill County, Texas
Beneficiary: First Bank & Trust Company
Trustee: C. M. Newton III
Substitute Trustee: Michael W. McDonald
Substitute Trustee's Address: P. O. Box 257, Hillsboro, Texas 76645
Recording Information: Volume 1420, Page 97, Hill County Official Public Records

FILED
HILL COUNTY CLERK
HILLSBORO, TEXAS
2015 FEB 25 PM 2:34

Property:

All that certain lot, tract or parcel of land being a part of Lots 1 and 2, Block 9 of the Onstott Addition to City of Hubbard, Hill County, Texas, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes.

Note

Date: June 7, 2006
Amount: \$58,719.84
Debtor: Ashley McClinton
Holder: First Bank & Trust Company


Date of Sale of Property (first Tuesday of month): April 7, 2015

Earliest Time of Day at which Sale will Occur: 10:00 a.m.

Place of Sale of Property (including county): The East door of the Hill County Courthouse in the City of Hillsboro, Hill County, Texas.

Because of default in performance of the obligations of the Deed of Trust, the Substitute Trustee will sell the property "as is" by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

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.



Michael W. McDonald, Substitute Trustee

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in Hill County, Texas, and being a part of Lots Numbers One (1) and Two (2), Block Nine (9) of the Onstott Addition to the City of Hubbard, Hill County, Texas, according to the City of Hubbard, Hill Co, Texas, according to the plat of said addition recorded in Volume 49, page 252, Hill County, Deed Records, and being more particularly described by metes and

BEGINNING at the Southeast corner of said Lot 1, THENCE West along and with the South line of said Lots 1 and 2 a distance of 140 feet for corner; THENCE North and parallel with the West line of said Lot 2 a distance of 60 feet to a point for corner; THENCE East and parallel with South line of said lots, a distance of 140 feet to a point in the East line of said lot 1 for corner; THENCE South along and with the East line of said Lot 1 a distance of 60 feet to the place of beginning, and being the same and identical property conveyed from Truett Lee Ledford et ux Carol Ann Ledford to Halford Roberts McCarty, III by deed dated July 13, 1979, recorded in Volume 582, page 769, Hill County Deed Records, to which deed and its record reference is heremade for all purposes.