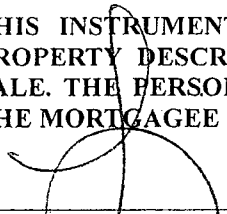



### NOTICE OF FORECLOSURE SALE

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. *Property to Be Sold.* The property to be sold is described as follows: SEE EXHIBIT A
- 2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 07/19/2005 and recorded in Book 1359 Page 0123 Document 007234 real property records of Hill County, Texas. Re-filed in Document real property records of Hill County, Texas.
- 3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:  
 Date: 01/03/2017  
 Time: 12:00 PM  
 Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. *Obligations Secured.* The Deed of Trust executed by WILLIAM L. MCCLINTON, JR AND MARSHA DEANN MCCLINTON, provides that it secures the payment of the indebtedness in the original principal amount of \$193,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. Bank N.A., as Trustee, successor in interest to Bank of America N.A., as Trustee, successor by merger to LaSalle Bank N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3 is the current mortgagee of the note and deed of trust and BANK OF AMERICA, N.A. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. Bank N.A., as Trustee, successor in interest to Bank of America N.A., as Trustee, successor by merger to LaSalle Bank N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3 c/o BANK OF AMERICA, N.A., 4500 PARK GRANADA, CALABASAS, CA 91302 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, JASON BREWER, DIASHA PERKINS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
 \_\_\_\_\_  
 Mackie Wolf Zientz & Marj, P.C.  
 Brandon Wolf, Attorney at Law  
 L. Keller Mackie, Attorney at Law  
 Lori Liane Long, Attorney at Law  
 Tracey Midkiff, Attorney at Law  
 Joseph Modric, Attorney at Law  
 Parkway Office Center, Suite 900  
 14160 North Dallas Parkway  
 Dallas, TX 75254

  
 \_\_\_\_\_  
 TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, JASON BREWER, DIASHA PERKINS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF  
 c/o AVT Title Services, LLC  
 1101 Ridge Rd. Suite 222  
 Rockwall, TX 75087

Certificate of Posting

I am \_\_\_\_\_ whose address is 14160 N. Dallas Pkwy, Suite 900, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

2016 DEC 12 A 11:48  
 FILED  
 NICOLE TANNER, COUNTY CLERK  
 HILL COUNTY, TEXAS



## LEGAL DESCRIPTION

0.39 Acres

All of Lot 8, and a part of Lot 7, Block 42 of the original Town of Hubbard Hill County, Texas

All that certain lot, tract or parcel of land lying and situated in the Town of Hubbard, Hill County, Texas, being all of Lot 8, and part of Lot 7, Block 42 of the Original Town of Hubbard, Hill County, Texas, according to the plat recorded in Volume 41, Page 14 of the Deed Records of Hill County, Texas, and all of that certain tract of land described in the deed from Geraldine S. Carter to Michael E. Wade and wife, Amy B. Wade dated May 17, 1999, recorded in Volume 1020, Page 141 of the Official Public Records of Hill County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 3/4 inch iron spike found for a corner, a control monument, lying in the north line of North Third Street, the southwest corner of the said Wade tract, the southeast corner of that certain tract of land described in the deed to Billy Brister Eitel, et al, recorded in Volume 842, Page 789 of the Official Public Records of Hill County, Texas;

THENCE North 45 degrees 00 minutes 00 seconds West (basis of bearings) 150.17 feet along the west line of the said Wade tract and the east line of the said Eitel tract to a 1/2 inch iron rod found for a corner, a control monument, lying in the north line of Lot 7 and the south line of Lot 2 of the said Block 42, the northwest corner of the said Wade tract, the northeast corner of the said Eitel tract, said corner bears North 45 degrees 00 minutes 08 seconds East 76.99 feet from a 1/2 inch iron rod found for the northwest corner of the said Eitel tract, a control monument;

THENCE North 45 degrees 00 minutes 08 seconds East 113.20 feet along the north line of the said Wade tract to a 5/8 inch iron rod set for a corner lying in the west line of Locust Avenue, the northeast corner of the said Wade tract, the northeast corner of Lot 8, the southeast corner of Lot 1 of the said Block 42;

THENCE South 45 degrees 00 minutes 00 seconds East 150.17 feet along the west line of the said Avenue, the east line of the said Wade tract, and the east line of the said Lot 1 to a 5/8 inch iron rod set for a corner lying in the intersection of the west line of the said Locust Avenue and the north line of the said Third Street, the southeast corner of the said Wade tract, the southeast corner of the said Lot 8;

THENCE South 45 degrees 00 minutes 08 seconds West 113.20 feet along the north line of the said Street and the south line of the said Wade tract to the point of beginning and containing 0.39 acres of land more or less.

EXHIBIT "A" PAGE 1 OF 1

BOOK 1359 PAGE 0141