

Our File Number: 14-17562
Name: ASHLEY MCCLINTON, A SINGLE WOMAN

FILED
HILL COUNTY CLERK
HILL COUNTY, TEXAS

2015 MAR 16 AM 11:25

NOTICE OF TRUSTEE'S SALE

WHEREAS, on JUNE 15, 2007, ASHLEY MCCLINTON, A SINGLE WOMAN, executed a Deed of Trust/Security Instrument conveying to CATHY ANDERSON as Trustee, the Real Estate hereinafter described, to RELIANCE MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 005704, Volume 1491, Page 0509, in the DEED OF TRUST OR REAL PROPERTY records of HILL COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust /Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, APRIL 7, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in HILL COUNTY, TEXAS to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows:

FIELD NOTES FOR A LOT, TRACT OR PARCEL OF LAND CONTAINING 0.257 ACRES, BEING A PART OF LOTS 1 AND 2 IN BLOCK 9 OF THE ONSTOTT ADDITION TO THE CITY OF HUBBARD IN HILL COUNTY, TEXAS. SAID LAND IS THAT CERTAIN TRACT DESCRIBED IN A DEED FROM C.W. WHITE AND WIFE, ISLA WHITE TO R.A. JONES AND WIFE, MARGARET JONES AS RECORDED IN VOLUME 570, PAGE 408 OF THE DEED RECORDS OF HILL COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

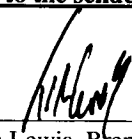
Property Address: 511 N. BOIS D'ARC AVENUE
HUBBARD, TX 76648
Mortgage Servicer: SETERUS, INC.
Noteholder: FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
14221 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this day, March 16, 2015.



Tim Lewis, Brenda Wiggs, Denise Boerner, or
Donna Stockman, Substitute Trustee

Marinosci Law Group PC
Marinosci & Baxter
14643 Dallas Pkwy, Suite 750
Dallas, TX 75254
(972) 331-2300

FIELD NOTES for a lot, tract or parcel of land containing 0.257 acres, being a part of Lots 1 and 2 in Block 9 of the Onstott Addition to the City of Hubbard in Hill County, Texas. Said land is that certain tract described in a deed from C.W. White and wife, Isla White to R.A. Jones and wife, Margaret Jones as recorded in Volume 570, Page 408 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod set at the intersection of the southeast line of North Sixth Street and the southwest line of Bois D'Arc Avenue for the north corner of said Lot 1, Block 9;

THENCE: S 45 deg 54 min 35 sec W at 75.00 feet pass the north corner of said Lot 2, Block 9, in all 140.00 feet to the north corner of a tract described in a deed to Barbara Minze as recorded in Volume 1209, Page 253 of the Deed Records of Hill County;

THENCE: S 44 deg 2 min 0 sec E 80.00 feet along Minze's northeast line to a 1/2" iron rod set for corner;

THENCE: N 45 deg 54 min 35 sec E 140.00 feet to a 1/2" iron rod set in the southwest line of Bois D'Arc Avenue;

THENCE: N 44 deg 2 min 0 sec W 80.00 feet along said southwest line to the point of beginning, containing 0.257 acres of land.

005704

FILED
AT 11:00 O'CLOCK A.M.
ON THE 18 DAY OF June
A.D., 2007

STATE OF TEXAS
COUNTY OF HILL

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Hill County, Texas.

Nicole Tanner
COUNTY CLERK, HILL CO. TEXAS
BY  DEPUTY



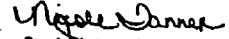


County Clerk, Hill County, Texas
BY  DEPUTY
RECORDED 06-18-07

EXHIBIT "A" PAGE 1 OF 1
YIKI DALLIN
COBENT
530

BOOK 1491 PAGE 0525