

FILED
MIDDLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

2014 AUG 25 PM 1:13

1. **Property to Be Sold.** The property to be sold is described as follows:

EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 02/12/2007 and recorded in Book 1468 Page 0129 real property records of Hill County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 10/07/2014

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

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.

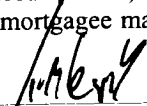
Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ALICIA R PIERCE AND STEPHEN A PIERCE, provides that it secures the payment of the indebtedness in the original principal amount of \$660,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST 2007-A6 MORTGAGE PASS-THROUGH CERTIFICATES Series 2007-F is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for RESIDENTIAL ASSET SECURITIZATION TRUST 2007-A6 MORTGAGE PASS-THROUGH CERTIFICATES Series 2007-F c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

13-000013-515
1690 HIGHLAND DRIVE
WHITNEY, TX 76692


TIM LEWIS, DENISE BOERNER, BRENDA WIGGS,
DONNA STOCKMAN, DAVID STOCKMAN, RON
BEDFORD, MICHAEL W. ZIENTZ, OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

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.

EXHIBIT "A"

Field notes for the survey of that certain lot, tract, or parcel of land being all of Lots 689, 690, and 691 of the White Bluff Subdivision in Hill County, Texas, according to plat recorded in Slide A-130 of the Official Plat Records of Hill County. Said Land is all that certain tract described in a Substitute Trustee's Deed from Sharon H. Sjostrom to American Airlines Federal Credit Union recorded in Volume 1205 Page 90 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the north line of Highland Drive (White Rock Drive) for the southwest corner of said Lot 689 and for the southwest corner of this;

THENCE N 34 degrees 26 minutes 52 seconds W 540.61 feet to a 1/2" iron rod found for the northwest corner of said Lot 689 and for the northwest corner of this;

THENCE N 62 degrees 49 minutes 18 seconds E 81.58 feet to a 1/2" iron rod found for an outside ell corner of said Lot 689 and for an outside ell corner of this;

THENCE N 68 degrees 56 minutes 27 seconds E 182.87 feet to a cotton spindle set for an inside ell corner of said lot 690 and for an inside ell corner of this;

THENCE N 53 degrees 02 minutes 35 seconds E 276.50 feet to a 1/2" iron rod found for the northeast corner of said Lot 691 and for the northeast corner of this;

THENCE S 30 degrees 16 minutes 42 seconds E 395.21 feet to a 1/2" iron rod found in the north line of Highland Drive for the southeast corner of said Lot 691 and for the southeast corner of this;

THENCE along a curve to the left in the north line of Highland Drive having a radius of 832.58 feet, S 57 degrees 44 minutes 27 seconds W for a chord distance of 59.98 feet, arc distance of 60.00 feet, to a 1/2 iron rod found in the south line of said Lot 691 for the end of said curve;

THENCE continuing with the north line of Highland Drive S 55 degrees 34 minutes 58 seconds W 372.05 feet to the place of beginning, containing 4.396 acres of land more or less.

306442 GWD2VL (MERS 2 lines)