

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE -9 PM 12: 52**

Matter No.: 011113-TX

Date: May 27, 2014

County where Real Property is Located: Hill

ORIGINAL MORTGAGOR: RODNEY E. VOTAW AND TIFFANY VOTAW, HUSBAND AND WIFE  
AS COMMUNITY PROPERTY

ORIGINAL MORTGAGEE: ALACRITY LENDING COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: FIRST AMERICAN MORTGAGE TRUST

MORTGAGE SERVICER: Dovenmuehle Mortgage, Inc

DEED OF TRUST DATED 12/7/2009, RECORDING INFORMATION: Recorded on 12/16/2009 as Instrument No. 00032436, in Book 1624 Page 379

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **SEE ATTACHED EXHIBIT A**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **7/1/2014**, the foreclosure sale will be conducted in **Hill** County in the area of the courthouse designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **11:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

Dovenmuehle Mortgage, Inc is acting as the Mortgage Servicer for FIRST AMERICAN MORTGAGE TRUST who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Dovenmuehle Mortgage, Inc, as Mortgage Servicer, is representing the Mortgagee, whose address is:

FIRST AMERICAN MORTGAGE TRUST  
c/o Dovenmuehle Mortgage, Inc  
1 Corporate Drive Suite 360,  
Lake Zurich IL 60047-8924

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 property securing the above referenced loan.



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**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.**



By: \_\_\_\_\_ Substitute Trustee  
CECIL KESTER OR BRIAN JACKSON OR LORI GARNER  
OR TIM LEWIS OR ANGELA LEWIS OR DONNA  
STOCKMAN OR DAVID STOCKMAN OR PAUL A.  
HOEFKER OR OLGA S. PANCHENKO

**Return to:**  
PITE DUNCAN,LLP  
4375 Jutland Drive, Suite 200  
P.O. Box 17935  
San Diego, CA 92117  
Fax #: 619-590-1385

## EXHIBIT A

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Being all that certain lot, tract or parcel of land lying and situated in the County of Hill, State of Texas, and being 2.00 acres out of the J.S. Hogley Survey, Abstract No. 366, and being part of a called 53.00 acre tract described in a deed from Annette Mace to James Hodges dated March 13, 1996, recorded in Volume 885, Page 164, of the Official Public Records of Hill County, Texas, said 2.00 acres being more particularly described by metes and bounds as follows:

Beginning at a 5/8" iron rod found with a red cap in the west line of F.M. Hwy 3050, being the northwest corner of the 53.00 acre tract;

Thence South 29 deg. 34 min. 30 sec. East along the west line of F.M. Hwy. 3050, 208.71 feet to a 1/2" iron pipe found for corner;

Thence South 60 deg. 25 min. 30 sec. West, 417.42 feet to a 1/2" iron rod set for corner;

Thence North 29 deg. 34 min. 30 sec. West, 208.71 feet to a 1/2" iron rod set for corner in the north line of the called 53.00 acre tract;

Thence North 60 deg. 25 min. 30 sec. East, 417.42 feet along the north line of the 53.00 acre tract to the place of beginning and containing 2.00 acres of land, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.