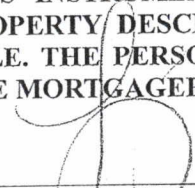


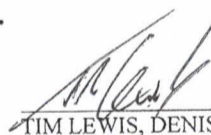
NOTICE OF FORECLOSURE SALE

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: EXHIBIT A
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 04/15/2002 and recorded in Book 1160 Page 0256 Document 003057 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: 02/07/2017
 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 RALPH W. GEORGE AND SHARON G. GEORGE, provides that it secures the payment of the indebtedness in the original principal amount of \$50,350.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. BANK OF AMERICA, N.A. 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 BANK OF AMERICA, N.A. 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 Zjenz & Mann, 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.

FILED
 NICOLE TANNER, COUNTY CLERK
 HILL COUNTY, TEXAS
 2017 JAN 13 P 12:12



4605804

EXHIBIT A

All that certain lot, tract or parcel of land lying and situated in the City of Hillsboro, Hill County, Texas, being a part of Lots 5 and 6, Block 2 of the Givens Addition to the City of Hillsboro, Hill County, Texas, according to the plat thereof recorded in Volume 119, Page 632 in the Deed Records of Hill County, Texas, also being the same tract of land described in the deed from Trustee of Hill Jr. College District to Helen H. Harwell dated May 10, 1977, recorded in Volume 561, Page 121 in the Deed Records of Hill County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod set for a corner, the northwest corner of said Harwell tract lying in the southerly right-of-way line of Elm Street, said point bears East 220.42 feet from a 1/2 inch steel pipe found at the northwest corner of said Block 2, northwest corner of Lot 1. of said Block and the northwest corner of Kenneth Michael Daniel tract recorded in Volume 565, Page 452 in said Deed Records, said beginning point being the northeast corner of that certain tract of land described in the deed to Timm Z. Garcia recorded in Volume 1069, Page 654 in the Official Public Records of Hill County, Texas;

THENCE East (bearing base line) 70.00 feet along the southerly line of said street to a 5/8 inch iron rod set for a corner, a 1/2 inch iron rod bears North 0 degrees 24 minutes 33 seconds East 1.02 feet;

THENCE South 0 degrees 25 minutes 37 seconds West 177.21 feet to a 5/8 inch iron rod set for a corner, the southeast corner of said Harwell tract, the northeast corner of that certain tract of land described in the deed to Ralph Wooten, et ux recorded in Volume 404, Page 19 in said Deed Records;

THENCE North 88 degrees 26 minutes 31 seconds West at 40.00 feet passing the northwest corner of said Wooten tract lying in the northerly line of a 15.00 foot Alley closed by ordinance recorded in Volume 409, Page 415 in said Deed Records, in all 70.01 feet to a 5/8 inch iron rod set for a corner;

THENCE North 0 degrees 25 minutes 37 seconds East 175.30 feet to the point of beginning and containing 12,326.3 square feet of land more or less.

See attached plat.

003067

FILED
AT 2:30 O'CLOCK P M
ON THE 15 DAY OF April
A.D., 2002.

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.

Ruth Pelham
COUNTY CLERK, HILL CO. TEXAS



Ruth Pelham
County Clerk, Hill County, Texas

BY *Mircee Janner*
DEPUTY

BY *J. Wilton* DEPUTY

RECORDED 4-15-2002

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