

NOTICE OF FORECLOSURE SALE 2015 NOV -9 PM 1: 36

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 02/24/2000 and recorded in Book 1058 Page 604 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: 12/01/2015

Time: The sale will begin no earlier than 12:00 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 E V MURDOCK AND LENA D MURDOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$24,000.00, 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 TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the current mortgagee of the note and deed of trust and CALIBER HOME LOANS, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST c/o CALIBER HOME LOANS, INC., 3701 Regent Boulevard, Suite 200, Irving, TX 75063 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 U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST obtained a Home Equity Foreclosure Order from the 66th District Court of Hill County on 05/29/2015 under Cause No. 52323. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, ANGELA LEWIS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, MICHAEL W. ZIENTZ, OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

14-006209-670
167 HCR 1258
Whitney, TX 76692

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.



4550380

EXHIBIT "A"

All that certain lot, tract or parcel of land containing 2.00 acres lying and situated in the W. B. CALDWELL SURVEY, A-184 in Hill County, Texas. Said land is a part of that certain 51.328 acre tract described in a deed from the McAdams Estate to Robert McCulloch as recorded in Volume 636, Page 802 of the Deed Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at an iron stake found in the center of a public road for the southeast corner of said 51.328 acres, said stake being the north-east corner of that certain 3.00 acre tract described in a deed from Robert McCulloch et ux to E. S. Williams as recorded in Volume 650, Page 877 of the Deed Records of Hill County;

THENCE... N 28° 31' 0" W 93.20 feet along said center of road for the east line of said 51.328 acres to an iron stake set for a corner;

THENCE... S 65° 27' 15" W at 15.80 feet pass an iron stake, in all 937.22 feet to an iron stake set in a fence line for the west line of said 51.328 acre tract;

THENCE... S 28° 43' 15" E 93.22 feet along said west line to an iron stake found at a fence corner for the southwest corner of said 51.328 acre tract, said stake being the northwest corner of said 3.00 acres;

THENCE... N 65° 27' 15" E at 921.09 feet pass an iron stake, in all 936.89 feet along the north line of said 3.00 acres to the place of beginning containing 2.00 acres, of which 0.040 acres are being used as a public road leaving a net of 1.960 acres of land, and being the same and identical property surveyed on the ground August 11, 1985 by Joel M. Atkins, Registered Public Surveyor.

001950

AT 3:35 FILED
O'CLOCK P M
ON THE 10 DAY OF March
A.D., 2000

STATE OF TEXAS
COUNTY OF HILL

I hereby certify that this instrument was FILED on the date and at the time stamped herein 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 County, Texas

Ruth Pelham

COUNTY CLERK, HILL CO. TEXAS

BY *J. Hilton* DEPUTY

RECORDED 3-10-2000

BY *Meau Janner*
DEPUTY

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