

**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 05/11/2015 and recorded in Book 1828 Page 502 Document 00073563 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: 08/01/2017  
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 DORIS ANN BUTLER-BLACKWELL, provides that it secures the payment of the indebtedness in the original principal amount of \$123,750.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. LIVE WELL FINANCIAL, INC. is the current mortgagee of the note and deed of trust and LIVE WELL FINANCIAL, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is LIVE WELL FINANCIAL, INC. c/o LIVE WELL FINANCIAL, INC., 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Order to Foreclose.** LIVE WELL FINANCIAL, INC. obtained a Order from the 66th District Court of Hill County on 05/09/2017 under Cause No. CV149-17. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **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, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, 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 Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Vori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
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Dallas, TX 75254

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TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

I am \_\_\_\_\_ Certificate of Posting  
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  
MICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS  
2011 JUN 12 P 12:21



## EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land lying and situated in the Manuel Madrigal Survey A-556 in Hill County, Texas and being all of Lot 8 of the Tall Timber Estates Subdivision, according to plat recorded in Slide AB-112 of the Official Plat Records of Hill County. Said land is all those certain tracts described in a deed from J. B. Bickford et ux, Opal Bickford to Timothy Scott Richardson et ux, Melanie Lynn Richardson as recorded in Volume 721, Page 788 of the Deed Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in a fence line in the west line of Tall Timber Trail for the southeast corner of said Lot 8;

THENCE generally along said fence, S 61° 44' 33" W 17 5.02 feet to a 1/2" iron rod found at a fence corner for the southwest corner of said Lot 8;

THENCE generally along a fence, N 30° 49' 52" W 249.73 feet to a 1/2" iron rod found at a chain link fence corner for the northwest corner of said Lot 8;

THENCE generally along a chain link fence, N 61° 39' 16" E 175.00 feet to a 1/2" iron rod set in the west line of Tall Timber Trail for the northeast corner of said Lot 8;

THENCE with the west line of Tall Timber Trail, S 30° 50' 00" E 250.00 feet to the place of beginning, containing 1.002 acres of land.

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