

FILED
AT 2:40 O'CLOCK P.M.

NOTICE OF FORECLOSURE SALE

NOV 23 2015

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

SITUATED IN THE TOWN OF DIBOLL, COUNTY OF ANGELINA AND STATE OF TEXAS, LOT 1, BLOCK 1, BIRDWELL PLACE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 2004 IN CABINET D SLIDE 128B MAP/PLAT RECORDS OF ANGLINA COUNTY, TEXAS.

ASH FINCHER
County Clerk, County Court at Law
Angelina County, Texas

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/25/2007 and recorded in Document 2007-00232087 real property records of Angelina County, Texas.

3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 01/05/2016

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

Place: Angelina County Courthouse, Texas, at the following location: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

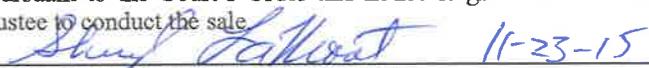
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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 DAVID R. MCKNIGHT AND CYNTHIA A. MCKNIGHT, provides that it secures the payment of the indebtedness in the original principal amount of \$40,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM HOME EQUITY LOAN TRUST 2007-HE3 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 The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM HOME EQUITY LOAN TRUST 2007-HE3 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 Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as Indenture Trustee for Residential Asset Mortgage Products, Inc., GMACM HOME EQUITY LOAN TRUST 2007-HE3 obtained a Home Equity Foreclosure Order from the 159th District Court of Angelina County on 10/23/2015 under Cause No. CV-00554-15-08. 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.


SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS, KAREN LILLEY, HARRIETT FLETCHER OR SHARON ST. PIERRE
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

15-000617-670
111 HENDRIX
DIBOLL, TX 75941

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.



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