

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Anita Kilgore	Deed of Trust Date	January 30, 2008
Original Mortgagee	Citizens Mortgage Corporation	Original Principal	\$63,000.00
Recording Information	Instrument #: 00800888 in Freestone County, Texas	Original Trustee	G. Tommy Bastian
Property Address	309 South First Street, Wortham, TX 76693	Property County	Freestone

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	James B. Nutter & Company	Mortgage Servicer	James B. Nutter & Company
Current Beneficiary	James B. Nutter & Company	Mortgage Servicer Address	4153 Broadway, Kansas City, MO 64111

SALE INFORMATION:

Date of Sale	05/01/2018
Time of Sale	11:00 AM or no later than 3 hours thereafter
Place of Sale	The front steps at the South entrance of the Courthouse County Courthouse in Freestone County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.
Substitute Trustees	Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Lori Garner, Allan Johnston, Harriett Fletcher, Ronnie Hubbard, Selim Taherzadeh, Mo Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	5001 Spring Valley Road, Suite 1020W, Dallas, Texas 75244

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF FREESTONE, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS:
BEING LOTS 5, 6, 7 & 8, BLOCK 35, CITY OF WORTHAM, FREESTONE COUNTY, TEXAS. ALSO KNOWN AS: 309 S. 1ST ST.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other 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 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.

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Pursuant to the Deed of Trust, the Beneficiary 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 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. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.


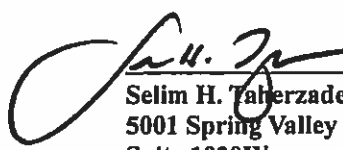
The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated March 27, 2018.



Selim H. Taherzadeh
5001 Spring Valley Road
Suite 1020W
Dallas, TX 75244
(469) 729-6800

Return to: TAHERZADEH, PLLC
5001 Spring Valley Road, Suite 1020W, Dallas, TX 75244

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. James B. Nutter & Company, together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 309 South First Street, Wortham, TX 76693 and legal description as described in the Real Property Records of Freestone County, Texas as follows:

ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF FREESTONE, AND STATE OF TEXAS, BEING DESCRIBED AS FOLLOWS:
BEING LOTS 5, 6, 7 & 8, BLOCK 35, CITY OF WORTHAM, FREESTONE COUNTY, TEXAS. ALSO KNOWN AS: 309 S. 1ST ST.

2. The name and last known address of each respondent subject to the order are:

Anita Kilgore
521 East Veterans Memorial Blvd, Lot 55
Harker Heights, TX 76548

3. The recording or indexing information of each lien to be foreclosed is as follows:


Instrument #: 00800888 in the Real Property Records of Freestone County, Texas.

DEFAULT ORDER

816-00298

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.
5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this 26th day of March, 2018.



Judge Presiding

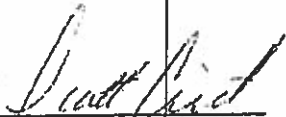
Kristi Rose

CERTIFICATE OF SERVICE

I certify that a true and correct copy of this Petitioner's Motion for Default Order Allowing Foreclosure, Proposed Order, and the Certificate of Last Known Address were sent by regular and certified mail to each Respondent at the address indicated below, on the 20th day of March, 2018:

Anita Kilgore
521 East Veterans Memorial Blvd
Lot 55
Harker Heights, TX 76548

Occupant(s)
309 South First Street
Wortham, TX 76693



 Selim H. Taherzadeh
 Jeremiah B. Hayes
 Scott H. Crist

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Mar 29, 2018 AT 12:45P
as Notice of Trustee Sale

Total Fees 8.00
Receipt Number - 146175
By: Charlotte McCarthy, Deputy