

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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. **Date, Time, and Place of Sale.**

Date: March 03, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: NAVARRO CENTER, 800 N. MAIN, EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 22, 1999 and recorded in Document VOLUME 1447, PAGE 528; AS AFFECTED BY INSTRUMENT NO. 2014-00007474 real property records of NAVARRO County, Texas, with VESS E POLK AND HENRIETTA L. POLK AND HENRIETTA POLK, DECEASED, grantor(s) and TEXAS VETERANS LAND BOARD, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by VESS E POLK AND HENRIETTA L. POLK AND HENRIETTA POLK, DECEASED, securing the payment of the indebtednesses in the original principal amount of \$22,950.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. THE VETERANS LAND BOARD OF THE STATE OF TEXAS is the current mortgagee of the note and Deed of Trust or Contract Lien.

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

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOTS 9 AND 10 IN BLOCK 211 OF THE HOUSTON AND TEXAS CENTRAL RAILWAY COMPANY'S ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING 12012 MARTIN LUTHER KING BOULEVARD; AND 1/2 OF ABANDONED 20' ALLEY IN THE HOUSTON AND TEXAS CENTRAL RAILROAD COMPANY'S ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS.


6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MO 63368


JON HOWELL, SUSAN SWINBLE OR BOBBY HOWELL
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

2015-28
FILED FOR RECORD
AT 12:45 O'CLOCK P.M.

FEB 09 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY  DEPUTY