

HOME EQUITY POSTING

ROUTE 1 BOX 132
HUBBARD, TX 76648

20110022000259

NOTICE OF SUBSTITUTE TRUSTEE 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: June 02, 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 December 09, 1998 and recorded in Document CLERK'S FILE NO. 00003730 real property records of NAVARRO County, Texas, with PEGGY A. BRACKENS AND THEODORE BRACKENS, JR., grantor(s) and ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by PEGGY A. BRACKENS AND THEODORE BRACKENS, JR., securing the payment of the indebtedness in the original principal amount of \$38,496.01, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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 in the attached Exhibit A.

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

Susan Swindle
JON HOWELL, SUSAN SWINDE OR BOBBY HOWELL
Substitute Trustee
c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001

2015-73

FILED FOR RECORD
AT 11:00 O'CLOCK A M.

MAY 11 2015

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DT DEPUTY



NOS20110022000259

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ROUTE 1 BOX 132
HUBBARD, TX 76648

20110022000259
Date of Sale: 06/02/2015

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the NAVARRO County Clerk and caused to be posted at the NAVARRO County courthouse this notice of sale.

Declarants Name: _____
Date: _____

EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, BEING 6.553 ACRES SITUATED IN THE MARY SMITH SURVEY, ABSTRACT NO. 724, IN NAVARRO COUNTY, TEXAS, AND BEING A PART OF A CALLED 4.28 ACRES TRACT DESCRIBED IN DEED FROM CHARLIE RICHIE TO PANIEL DAVENPORT AND WIFE RUTH DAVENPORT, DATED NOVEMBER 10, 1931, AND RECORDED IN VOLUME 351, PAGE 435, AND A PART OF A CALLED 4.28 ACRES TRACT DESCRIBED IN DEED FROM MARY SIMS AND HUSBAND, BEN SIMS, TO PANIEL DAVENPORT AND WIFE, DATED NOVEMBER 10, 1931, AND RECORDED IN VOLUME 351, PAGE 436, BOTH DEEDS ARE RECORDED IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 6.553 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH ROD FOR CORNER, SET IN THE WEST LINE OF FARM ROAD NO. 744, AND IN THE NORTH LINE OF 4.28 ACRES TRACT FROM MARY SIMS AND HUSBAND MENTIONED ABOVE, AND BEARS N. 59 DEGREES 14 MINUTES 17 SECONDS E. 50 FEET FROM ITS ORIGINAL NORTHWEST CORNER; THENCE N.59 DEGREES 14 MINUTES 17 SECONDS E. 2393.3 FEET TO A CONCRETE MONUMENT NO. 601-1; S. 68 DEGREES E. 147 FEET TO A CONCRETE MONUMENT NO. 607.7 FOR CORNER; THENCE S. 59 DEGREES 14 MINUTES 27 SECONDS W. 2487.59 FEET TO A 1/2 INCH ROD FOR CORNER, SET IN THE WEST LINE OF SAID FARM ROAD; THENCE N. 28 DEGREES 05 MINUTES 50 SECONDS W. 117.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 6.553 ACRES OF LAND