

CITIFINANCIAL SERVICING, LLC (CIF)
HAWTHORNE, WARREN C.
1205 SOUTH BENTON, CORSICANA, TX 75110

CONVENTIONAL
Our File Number: 14-019017

NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 2008, WARREN C. HAWTHORNE, AKA WARREN HAWTHORNE, A SINGLE PERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to CARLOS AZUA, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00003133, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on January 7, 2016 under Cause No. C15-24544-CV in the Navarro County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 5, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Navarro county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Navarro, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT NUMBER THREE (3) IN BLOCK NUMBER TWO-HUNDRED TWENTY-ONE (221), ACCORDING TO THE PRELIMINARY MAP OF MAYFAIR ADDITION NUMBER THREE (3) TO THE CITY OF CORSICANA, TEXAS, AND ACCORDING TO THE OFFICIAL MAP OF SAID CITY OF CORSICANA, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN AND CONVEYED BY WARRANTY DEED FROM W. R. MCKEE LUMBER COMPANY TO LEE WALKER, JR. AND WIFE, MARY R. WLAKER, DATED JUNE 3, 1971, RECORDED IN VOLUME 796, PAGE 487, DEED RECORDS OF NAVARRO COUNTY, TEXAS.

Property Address: 1205 SOUTH BENTON
CORSICANA, TX 75110
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
1000 TECHNOLOGY DRIVE
O FALLON, MISSOURI 63368

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

2016 34
FILED FOR RECORD
AT 2:30 O'CLOCK P.M.
MAR 14 2016

SHERRY DOWD, County Clerk
NAVARRO COUNTY TEXAS
BY _____ DEPUTY

SUBSTITUTE TRUSTEE 3-14-16
SHARON ST. PIERRE OR CINDY DANIEL OR JIM
O'BRYAN OR RANDY DANIEL OR ROBERT
LAMONT OR SHERYL LAMONT OR HARRIETT
FLETCHER OR DAVID SIMS OR AURORA CAMPOS
OR RAMIRO CUEVAS OR MATTHEW WOLFSON OR
JONATHAN HARRISON OR JULLENA JAMES OR
CHRIS DEMEREST OR KELLEY BURNS OR TANYA
GRAHAM OR DANIEL WILLSIE OR PHILIP
PIERCEALL
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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

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member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.