

CITIFINANCIAL SERVICING, LLC (CIF)
LEWIS, JAMES R. AND ANGELA K.
18040 WEST HIGHWAY 31, DAWSON, TX 76639

CONVENTIONAL
Our File Number: 16-023503

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 3, 2005, JAMES R LEWIS JR, ANGELA KAY LEWIS, HUSBAND AND WIFE, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to R HEARD, 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 00012127 Volume 1795, Page 758, 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 September 26, 2016 under Cause No. D16-25177-CV in the 13th Judicial District Navarro County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 6, 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:

THE FOLLOWING REAL PROPERTY: BEING 5.00 ACRES SITUATED IN THE A.J.P.M. SMITH SURVEY, ABSTRACT NO 732, IN NAVARRO COUNTY, TEXAS, AND BEING A PART OF A 57.51 ACRES AND A 41.36 ACRES TRACT DESCRIBED IN DEED FROM PEARL LAWRENCE ET VIR, TO J.L. TURNER RECORDED IN VOLUME 397 PAGE 561 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, SAID 5.00 ACRES ARE MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 18040 WEST HIGHWAY 31
DAWSON, TX 76639
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.

2016-157
FILED FOR RECORD
AT 12:55 O'CLOCK P M.
NOV 14 2016
SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 07 DEPUTY

Sharon Pierre
SUBSTITUTE TRUSTEE 11-14-16
SHARON ST. PIERRE OR CINDY DANIEL OR JIM
O'BRYANT 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 WILLISIE 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

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.

Exhibit A (Legal Description)

99153-61

THE FOLLOWING REAL PROPERTY: BEING 5.00 ACRES SITUATED IN THE A. J. P. M. SMITH SURVEY, ABSTRACT NO 732, IN NAVARRO COUNTY, TEXAS, AND BEING A PART OF A 57.51 ACRES AND A 41.36 ACRES TRACT DESCRIBED IN DEED FROM PEARL LAWRENCE ET VIR, TO J. L. TURNER RECORDED IN VOLUME 307 PAGE 561 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 5.00 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH ROD FOR CORNER, SET IN THE NORTHEAST CORNER OF THE 41.36 ACRES TRACT; THENCE S 30 DEG. 18 MIN. 26 SEC. E 449.10 FEET WITH THE EAST LINE OF SAID 41.36 ACRES TRACT AND THE 57.51 ACRES TRACT TO A 1/2 INCH ROD FOR CORNER IN THE NORTH LINE OF HIGHWAY NO 31; THENCE S 39 DEG. 22 MIN. 36 SEC. W 422.13 FEET WITH SAID NORTH LINE OF HIGHWAY TO A 1/2 INCH ROD FOR CORNER; THENCE N 30 DEG. 20 MIN. 58 SEC. W 650.17 FEET TO 1/2 INCH ROD FOR CORNER IN THE NORTH LINE OF THE 41.36 ACRES TRACT; THENCE N 67 DEG. 36 MIN. 18 SEC. E 400.18 FEET TO THE PLACE OF BEGINNING CONTAINING 5.00 ACRES OF LAND.

BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY VIRTUE OF WARRANTY DEED FROM WILLIAM CLAY TURNER TO JAMES R LEWIS, JR. AND ANGELA KAY LEWIS, DATED 04/12/1984 RECORDED ON 04/17/1984 IN VOLUME 1026, PAGE 827 IN NAVARRO County RECORDS, OF TX.

Bk Vol Pg
00012127 RP 1795 762

Filed for Record in:
Navarro County

On Dec 12, 2005 at 08:44A

As a
Recordclass

Document Number: 00012127

Amount: 22.00

Receipt Number - 5873

In
Sandra Whitener

STATE OF TEXAS

COUNTY OF HARRISS

I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the deed records of Navarro County as stated herein by me.

Dec 12, 2005

Sherri Paul, County Clerk
Navarro County