2017 - 23
FILED FOR RECORD
AT 12:01 O'CLOCK P M.
MAR 2 2017
SHERRY DOWDY County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

NAVARRO County
Deed of Trust Dated: September 24, 2008
Amount: $21,085.66
Grantor(s): PAMELA D ELLIS

Original Mortgagee: CITIFINANCIAL, INC
Current Mortgagee: CITIFINANCIAL SERVICING LLC

Mortgagee Address: CITIFINANCIAL SERVICING LLC, 1000 TECHNOLOGY DRIVE, O'FALLON, MO 63368

Recording Information: Document No. 00008786

Legal Description: LOT FIVE (5) IN BLOCK A OF THE NORTH HILLS ADDITION, A SUBDIVISION OF A TRACT CALLED 7-3/4 ACRES IN THE JAMES POWELL SURVEY, ABSTRACT NO. 630, NAVARRO COUNTY, TEXAS, AND THE RACHEL LEACH SURVEY, ABSTRACT NO. 6, NAVARRO COUNTY, TEXAS, AS RECORDED IN PLAT OF RECORD IN VOLUME 4, AT PAGE 43 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on December 7, 2016 under Cause No. D16-25176-CV in the 13TH Judicial District Court of NAVARRO County, Texas
Date of Sale: April 4, 2017 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the NAVARRO County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, SHAWN SCHILLER, KELLY MAIN, TONYA WASHINGTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

KB

KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-025177

AURORA CAMPOS OR JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS, RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, SHAWN SCHILLER, KELLY MAIN, TONYA WASHINGTON
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618