

FILED FOR RECORD
LAMAR COUNTY, TEX

16 DEC 21 PM 4:49

RUTH SISSON
COUNTY CLERK

BY _____ DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County
Deed of Trust Dated: July 31, 2014
Amount: \$25,585.00
Grantor(s): SARAH B CHAPPELL

Original Mortgagee: CitiBank, N.A.
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 117745-2014

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

WHEREAS SARAH B CHAPPELL is deceased.

Date of Sale: February 7, 2017 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LAMAR 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.

SHANNAH WALKER OR JON MURPHY HOWLE, SUE SPASIC OR ZORAN W. SPASIC 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.

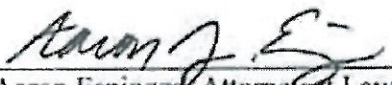
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-016716

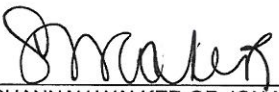

SHANNAH WALKER OR JON MURPHY HOWLE, SUE SPASIC OR
ZORAN W. SPASIC
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

Exhibit A

LEGAL DESCRIPTION

The following described property:

Situated within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, a Part of the ASA JARMAN SURVEY #479, and Being Lot 13, Block "4", SHADY OAKS ADDITION, said addition being recorded in Plat Book 2, Page 194, of the Plat Book Records of said County and State, said Lot 13 being conveyed Rebecca Jeanette Towers Eydani by Deed Recorded in Vol. 477, Page 75, of the Real Property Records of said County and State,

Beginning at an iron pin (s) for corner in the West boundary line of 16TH S.W. at the Northeast corner of said Lot 13, said point Being South a distance of 70 ft. from the intersection of the South boundary line of W. Austin St. and the West boundary line of said 16th S.W.

Thence North 89 deg. 59 min. 13 sec. West a distance of 125.84 ft. to an iron pin (s) for corner at the Northwest corner of said Lot 13;

Thence South 0 deg. 00 min. 14 sec. West a distance of 63 ft. to an iron pin (s) for corner at the Southwest Corner of said Lot 13;

Thence South 89 deg. 59 Min. 13 sec. East a distance of 125.85 ft. to an iron pin (s) for corner at the Southeast corner of said Lot 13;

Thence North along the West boundary line of 16th S.W. a distance of 63 ft. to the Place of Beginning.