

FILED FOR RECORD
LAMAR COUNTY, TEX

17 MAR 14 PM 2:02

RUTH SISSON
COUNTY CLERK

DY. DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County

Deed of Trust Dated: July 28, 2005

Amount: \$72,014.66

Grantor(s): JEANNETTE E. MORGAN and WEBER LEE MORGAN

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. 00029215

Legal Description: SEE EXHIBIT A

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on January 4, 2017 under Cause No. 85846 in the 62ND Judicial District Court of LAMAR County, Texas

Date of Sale: May 2, 2017 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

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.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHANNAH WALKER, 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.

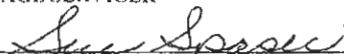
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever,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



KRISTEN BATES, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-015409



ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT,
DAVID SIMS, SHARON ST. PIERRE, AURORA CAMPOS, JONATHAN
HARRISON, MARKCOS PINEDA, RAMIRO CUEVAS, PATRICK
ZWIERS, KRISTOPHER HOLUB, FREDERICK BRITTON, SHANNAH
WALKER, JON MURPHY HOWLE, SUE SPASIC OR ZORAN W. SPASIC
c/o AUCTION.COM, LLC
I Mauchly
Irvine, California 92618

BEING LOT THREE (3), BLOCK "D" OF THE EAST SUBURBAN ESTATES, BEING OF RECORD IN PLAT BOOK 5, PAGE 37, LAMAR COUNTY PLAT RECORDS, SAID BLOCK "D" BEING A PART OF THE BNOCH CROW SURVEY, ABSTRACT NO. 388, ALSO BEING A PART OF AN 84.71 ACRE TRACT OF LAND DESCRIBED IN A DEED OF RECORD IN VOLUME 474, PAGE 786, LAMAR COUNTY DEED RECORDS; SAID LOT THREE (3) BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIN SET FOR A CORNER, SAID POINT BEING 1200 FEET NORTH 1 DEGREE 13 MINUTES EAST FROM THE POINT OF INTERSECTION OF THE NORTH BOUNDARY LINE OF PINE MILL ROAD AND THE EAST BOUNDARY LINE OF MOCKINGBIRD DRIVE;

THENCE WITH THE EAST BOUNDARY LINE OF MOCKINGBIRD DRIVE, NORTH 1 DEGREE 13 MINUTES EAST, 100 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE SOUTH 85 DEGREE 13 MINUTES EAST, 150 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE SOUTH 1 DEGREE 13 MINUTES WEST, 100 FEET TO AN IRON PIN SET FOR A CORNER;

THENCE SOUTH 89 DEGREE 23 MINUTES WEST, 100 FEET TO THE PLACE OF BEGINNING, CONTAINING 13,000 SQUARE FEET OF AREA;

AS DETERMINED BY AN ACTUAL SURVEY MADE ON THE GROUND BY A. C. FRYER, REGISTERED PUBLIC SURVEYOR OF TEXAS ON APRIL 3, 1975.