

FILED FOR RECORD
LAMAR COUNTY, TEX.

18 FEB 22 AM 10:59

RUTH SISSON
COUNTY CLERK

DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County
Deed of Trust Dated: February 6, 2006
Amount: \$23,870.59
Grantor(s): LIZZIE WALLACE and LONNIE WALLACE

Original Mortgagee: CITIFINANCIAL, INC
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 00035192

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 20, 2018 under Cause No. 87149 in the 62nd Judicial District Court of LAMAR County, Texas
Date of Sale: April 3, 2018 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.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE 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 OR 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: 2017-005927



ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE, BEATRICE CARRILLO, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE OR ZORAN W. SPASIC
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

Exhibit "A"

101227/456

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE ASA JARMAN SURVEY BEING LOT SIX (6), BLOCK THREE (3) OF THE WORTHAM-CARLTON ADDITION TO THE CITY OF PARIS AS REFLECTED IN ENVELOPE 11-C, PLAT RECORDS OF LAMAR COUNTY, TEXAS, BEING THE SAME LOT DESCRIBED IN A DEED FROM FAY SPERRY, ET VIR TO C.C. PHILLIPS, ET UX EDDIE, DATED JUNE 12, 1941, RECORDED IN VOLUME 281, PAGE 337, DEED RECORDS OF LAMAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/8 INCH IRON STAKE SET ON THE NW CORNER OF LOT SIX (6) BEING ON THE INTERSECTION OF THE EBL OF 25TH ST. N.W. WITH THE SBL OF HOUSTON STREET; THENCE N 88 DEG 30' 52" E ALONG THE SBL OF SAID HOUSTON STREET AND THE NBL OF SAID LOT 6 A DISTANCE OF 145.00 FEET TO A 3/8 INCH IRON STAKE SET ON THE NE CORNER OF SAID LOT 6, BEING ON THE NW CORNER OF LOT 12 OF SAID BLOCK AND SUBDIVISION; THENCE S 1 DEG 45' 00" E ALONG THE FENCED EBL OF SAID LOT 6 A DISTANCE OF 64.33 FEET TO A 3/8 INCH IRON STAKE SET ON THE SE CORNER OF SAID LOT 6, BEING ON THE SW CORNER OF LOT 12 OF SAID BLOCK AND SUBDIVISION AND BEING ON THE NE CORNER OF LOT 5 OF SAID BLOCK AND SUBDIVISION; THENCE S 88 DEG 30' 52" W ALONG THE FENCED SBL OF SAID LOT 6 A DISTANCE OF 145.00 FEET TO A 3/8 INCH IRON STAKE SET ON THE EBL OF SAID 25TH STREET N.W. BEING ON THE NW CORNER OF SAID LOT 5 OF SAID BLOCK AND SUBDIVISION; THENCE N 1 DEG 45' 00" W ALONG THE WBL OF SAID LOT 6 AND THE EBL OF SAID 25TH STREET N.W. A DISTANCE OF 64.33 FEET TO THE PLACE OF BEGINNING.