

117

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County
Deed of Trust Dated: December 20, 2006
Amount: \$70,000.00
Grantor(s): HENRY L TALAMANTEZ

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 JUN 23 A 11: 36

Original Mortgagee: ABN AMRO MORTGAGE GROUP, INC. A DELAWARE CORPROATION
Current Mortgagee: CITIMORTGAGE, INC.

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

Recording Information: Document No. 014336

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Date of Sale: August 2, 2016 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

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

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN 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. app. Section 501 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

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-013421

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT "A"

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LAND

SURVEYING

AA CONSULTING
Post Office Box 244, Penelope, TX 76645

Phone (254) 333 2832

Fax (254) 333 2629

HENRY TALAMANTEZ TRACT

FIELD NOTES for a lot, tract, or parcel of land containing 0.069 acres being a part of Lots 12, 13, 14 and 15 Block 9 of the Original Town of Abbott in Hill County, Texas. Said land is all of that certain tract described in a deed from Henry Talamantez to Henry Talamantez, Trustee as recorded in Volume 1272, Page 724 of the Official Public Records of Hill County, and is more particularly described by metes and bounds as follows:

BEGINNING at a "X" found in the intersection of the north line of Walnut Street (F. M. 1242) and the east line of East Front Street for the southwest corner of Block 9;

THENCE: N 0 deg 0 min 0 sec E 100.00 feet along said east line to a 1/2" iron rod found for the northwest corner of Lot 12;

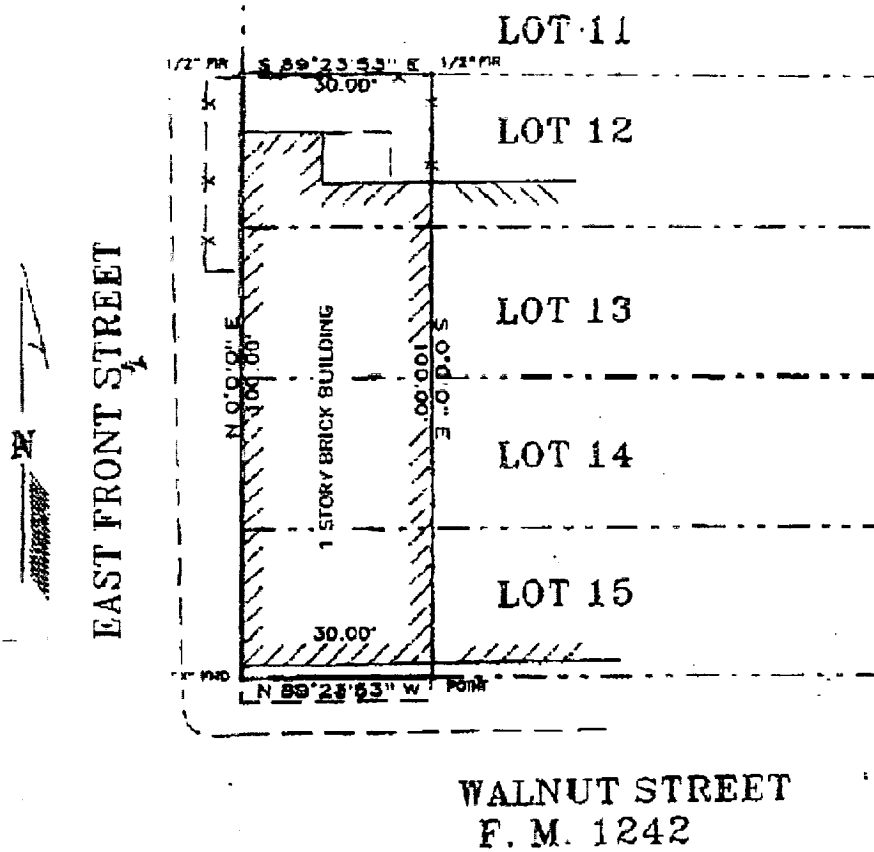
THENCE: S 89 deg 23 min 53 sec E 30.00 feet to a 1/2" iron rod found for the northeast corner of said Talamantez Tract;

THENCE: S 0 deg 0 min 0 sec E 100.00 feet to a point in the north line of Walnut Street for the southeast corner of said Talamantez Tract;

THENCE: N 89 deg 23 min 53 sec W 30.00 feet to the place of beginning, containing 0.069 acres of land;

I certify that the above field notes represent a true and accurate survey as made by me on the ground
February 14, 2006

EXHIBIT "A"
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PLAT SHOWING THE SURVEY OF 0.069 ACRES BEING A PART OF LOTS 12, 13, 14 AND 15
BLOCK 9 OF THE ORIGINAL TOWN OF ABBOTT. SAID LAND IS ALL OF THAT CERTAIN TRACT
DESCRIBED IN A DEED FROM HENRY TALAMANTEZ TO HENRY TALAMANTEZ, TRUSTEE, AS
RECORDED IN VOLUME 1272, PAGE 724 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.