

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

17 JUL 10 PM 12:39  
BY: *Randy Daniel*  
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**HUNT County**

**Deed of Trust Dated:** May 11, 2000

**Amount:** \$54,000.00

**Grantor(s):** MICHAEL J HILL and SHEARLYN LEBLANC

**Original Mortgagee:** VICENTE BUSTAMANTE

**Current Mortgagee:** CITIMORTGAGE, INC.

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

**Recording Information:** Document No. 006389

**Legal Description:** SEE EXHIBIT A

**Date of Sale:** September 5, 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 HUNT 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.

JONATHAN HARRISON OR MARKCOS PINEDA, RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, LIZ HACH OR CHERYL HARRIS, DARLA BOETTCHER 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 SERVICE**

*KBS*

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

*Randy Daniel*  
JONATHAN HARRISON OR MARKCOS PINEDA, RAMIRO CUEVAS,  
SHAWN SCHILLER, PATRICK ZWIERS, ROBERT LAMONT, DAVID  
SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST.  
PIERRE, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, LIZ HACH  
OR CHERYL HARRIS, DARLA BOETTCHER

EXHIBIT A

Property (including any improvements):

All that certain lot, tract or parcel of land situated in the City of Greenville, Hunt County, Texas, and being part of Lot 4, Block 8 of the Amended Plat of the Graham Park Addition, as recorded in Volume 184, page 589, Hunt County Deed Records, and also being the same tract of land described in a Warranty Deed from Melvin Turner, et ux, to Larry D. Mack, et ux, as recorded in Volume 693, page 546, Hunt County Deed Records, and being more particularly described as follows:

BEGINNING at an iron rod set for corner at the intersection of the East line of Kingston Road with the North line of Sockwell Boulevard, said point being the Southwest corner of the above cited Turner to Mack tract, said point also being in the West line of the above cited Lot 4, Block 8;

THENCE N. 05 deg. 00 min. 00 sec. E. along the East line of Kingston Road a distance of 186.51 feet to an iron rod set for corner;

THENCE N. 89 deg. 36 min. 34 sec. E. along and near a fence line a distance of 92.34 feet to an iron rod set for corner at a fence corner post;

THENCE S. 00 deg. 29 min. 27 sec. W. along and near a fence line a distance of 186.44 feet to an iron rod set for corner in the North line of Sockwell Boulevard;

THENCE West along the North line of said street a distance of 107.00 feet to the Point of Beginning and containing 0.426 acres of land; TOGETHER WITH, all and singular, the rights, privileges and appurtenances pertaining to the said real property, including any right, title and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, and any memberships in water supply corporations providing water service to the said real property, and