

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County
Deed of Trust Dated: August 28, 2009
Amount: \$46,800.85
Grantor(s): CHRISTY SIMMONS

Original Mortgagee: CITIFINACIAL, 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 33146

Recording Information: Document No. 2009-11171

Legal Description: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS AND BEING LOTS ONE (1) AND THREE (3), BLOCK M, ROLLING HILLS, SECTION 2, AN ADDITION TO SAID COUNTY ACCORDING TO THE PLAT THEREOF OF RECORD IN VOLUME 400, PAGE 253 PLAT RECORDS, HUNT COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on February 2, 2018 under Cause No. 85496 in the 196th Judicial District Court of HUNT County, Texas
Date of Sale: September 4, 2018 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 RAMIRO CUEVAS, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM O'BRYANT, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON, RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, TONYA WASHINGTON OR CHERYL HARRIS 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.


FILE FOR RECORD
JENNIFER LINDENZWEIG
PROPERTY CLERK HUNT CO. TX
18 JUL 19 AM 11:03
BY: *Jennifer Lindenzweig*
DEPUTY


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-004430



JONATHAN HARRISON OR RAMIRO CUEVAS, SHAWN
SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, ROBERT
LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL
LAMONT, SHARON ST. PIERRE, RANDY DANIEL, JIM
O'BRYANT, CINDY DANIEL, LIZ HACH, ALLAN JOHNSTON,
RONNIE HUBBARD, DANA KAMIN, LISA BRUNO, TONYA
WASHINGTON OR CHERYL HARRIS
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILE FOR RECORD
JENNIFER LINDENZWEIG
CLERK OF PROBATE COURT CO. TX
18 JUL 19 AM 11:03
BY: 
DEPUTY