

CITIMORTGAGE, INC. (CMI)
REYNOLDS, THE ESTATE OF SHARON J.
1104 DIVISION STREET, GREENVILLE, TX 75401

FHA 511-0031966-703
Firm File Number: 15-020296

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX
18 AUG 30 PM 12:09
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 1, 2009, SHARON J. REYNOLDS AND SPOUSE, RANDY K. REYNOLDS, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIMORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HUNT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2009-15661, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

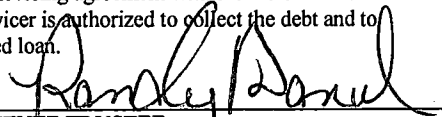
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **November 6, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Hunt county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Hunt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOW AS PART OF LOT 2, AND ALL OF LOT 3 OF THE CUMMINGS RESUBDIVISION OF BLOCK 41, MOULTON ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 40 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO KEVIN SOLOMON, DATED NOVEMBER 12, 2002 AND BEING RECORDED IN VOLUME 939, PAGE 634 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" METES AND BOUNDS ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1104 DIVISION STREET
GREENVILLE, TX 75401
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.


SUBSTITUTE TRUSTEE
Kevin Key, Aurora Campos, Jonathan Harrison, Markcos Pineda, Ramiro Cuevas, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Jim O'Bryant, Liz Hach or Cheryl Harris
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING KNOWN AS PART OF LOT 2, AND ALL OF LOT 3 OF THE CUMMINGS RESUBDIVISION OF BLOCK 41, MOULTON ADDITION, AN ADDITION TO THE CITY OF GREENVILLE, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 40 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED TO KEVIN SOLOMON, DATED NOVEMBER 12, 2002 AND BEING RECORDED IN VOLUME 939, PAGE 634 OF THE REAL PROPERTY RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 IRON ROD SET FOR CORNER IN THE NORTH RIGHT-OF-WAY LINE OF DIVISION STREET (40' R.O.W.) AT THE SOUTHEAST CORNER OF SAID LOT 3, AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED FROM SAMUEL DWIGHT DEAN, ET UX, TO RICKY HOLL, ET UX, AS RECORDED IN VOLUME 762, PAGE 425 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS;

THENCE WEST (CONTROLLING BEARING LINE) ALONG THE NORTH LINE OF SAID DIVISION STREET, A DISTANCE OF 90.86 FEET TO A 1/2" IRON ROD SET FOR CORNER AT THE SOUTHWEST CORNER OF SAID SOLOMON TRACT;

THENCE N 00° 14'22"E A DISTANCE OF 150.72 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF SAID LOT 2;

THENCE S 89° 52'33"E, A DISTANCE OF 90.88 FEET TO A 1/2 INCH IRON ROD FOR CORNER AT THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF SAID HOFF TRACT;

THENCE S 00° 14'45"W ALONG THE COMMON LINE BETWEEN SAID HOFF TRACT AND LOT 3 A DISTANCE OF 150.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.31 ACRE OF LAND.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

FILED AND RECORDED Instrument# 2009-15661
12/08/2009 12:11:59 PM Pages: 12
Linda Brooks-County Clerk
By: katek, Hunt County, TX
