

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

18 NOV -8 PM 1:00

BY: Dr
DEPUTY

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County
Deed of Trust Dated: May 12, 2009
Amount: \$42,480.00
Grantor(s): AMANDA ATHERTON

Original Mortgagee: VIEWPOINT BANKERS MORTGAGE
Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, MS 100, O'Fallon, MO 63368

Recording Information: Document No. 2009-5896

Legal Description: SEE EXHIBIT "A"

Date of Sale: January 2, 2019 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.


RACHEL U. DONNELLY, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-006891



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 Auction.com, LLC
1 Mauchly
Irvine, California 92618

Exhibit "A"

BEING all of that tract of land in the City of Greenville, Hunt County, Texas, out of the L. M. Brizendine Survey, Abstract No. 70, and being part of that tract of land described in a deed to Enrique Lopez and Veronica Lopez as recorded in Volume 1367, Page 246 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set capped "Boundary Solutions" in the West line of Stuart Street (40'), from which a 5/8 inch steel rod set capped "Boundary Solutions" at the Northeast corner of said Lopez tract, and at the Southeast corner of that tract of land described in a deed to Roel Martinez and wife, Mary Ellen Martinez as recorded in Volume 702, Page 7 of the Real Records of Hunt County, Texas bears North 00 degrees 00 minutes 00 seconds East, 3.69 feet for witness, and from which a 1/2 inch steel rod found at the Intersection of the West line of Stuart Street with the South line of Park Street bears North 00 degrees 00 minutes 00 seconds East, 203.69 feet for witness;

THENCE South 00 degrees 00 minutes 00 seconds East (Bearing Basis), 69.80 feet along said line of Stuart Street to a 5/8 inch steel rod set capped "Boundary Solutions" at the Southeast corner of said Lopez tract and the Northeast corner of that tract of land described in a deed to Claudia Alvarado and Jose Antonio Maqueda as recorded in Volume 1453, Page 215 of the Official Public Records of Hunt County, Texas, from which a 1/2 inch steel rod found bears South 00 degrees 00 minutes 00 seconds East, 158.90 feet for witness;

THENCE North 90 degrees 00 minutes 00 seconds West, 108.00 feet to a 5/8 inch steel rod set capped "Boundary Solutions" for corner, from which a 5/8 inch steel rod set capped "Boundary Solutions" at the Southwest corner of said Lopez tract and the Southeast corner of that tract of land described in a deed to Mike Lane as recorded in Volume 299, Page 234 of the Real Records of Hunt County, Texas bears North 90 degrees 00 minutes 00 seconds West, 17.74 feet for witness;

THENCE North 00 degrees 00 minutes 00 seconds East, 69.80 feet to a 5/8 inch steel rod set capped "Boundary Solutions" for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, 108.00 feet to the POINT OF BEGINNING, containing 0.173 acres of land.



Kincy Abstract & Survey Title Company
PO Box 413

JMS Greenville, Texas 75403-1413

FILED AND RECORDED Instrument# 2009-5896
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Linda Brooks-County Clerk
By: dianem, Hunt County, TX