

FILED FOR RECORD  
LAMAR COUNTY, TEX.

16 JUL 28 PM 4:00

RUSS TOWERS  
COUNTY CLERK

BY \_\_\_\_\_ DEPUTY

CITIFINANCIAL SERVICING, LLC (CIF)  
ABNEY, ELLEN R.  
2525 NORTH POST OAK LANE, PARIS, TX 75462

CONVENTIONAL  
Our File Number: 15-022181

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on October 29, 2007, ELLEN R. ABNEY, A SINGLE PERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ANGELA RUTHART, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of LAMAR COUNTY, TX and is recorded under Clerk's File/Instrument Number 054119-2007, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on March 1, 2016 under Cause No. 85092 in the 62nd Judicial District, Lamar County, TEXAS.;


NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **September 6, 2016** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Lamar 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 Lamar, State of Texas:

LOT TWO (2) IN BLOCK "B" OF THE SWAIM ADDITION, PART 3, WITHIN THE CORPORATE LIMITS OF THE TOWN OF RENO, ACCORDING TO PLAT OF SUCH ADDITION OF RECORD IN THE PLAT RECORDS OF LAMAR COUNTY, TEXAS, AND BEING A PART OF THE WILLIAM SKIDMORE SURVEY ABOUT 5 MILES EAST OF THE CITY OF PARIS, AN A PART OF A 130.023 ACRE TRACT OF LAND CONVEYED TO R.W. SKINNER ET UX, BY DEED OF RECORD IN BOOK 524, PAGE 497, LAMAR COUNTY DEED RECORDS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 2525 NORTH POST OAK LANE  
PARIS, TX 75462  
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC  
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY  
1000 TECHNOLOGY DRIVE  
O FALLON, MISSOURI 63368

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  
SHANNAH WALKER OR DANNY DAVIS OR  
ROBERT LAMONT OR HARRIETT FLETCHER OR  
SHERYL LAMONT OR DAVID SIMS OR SHARON ST.  
PIERRE OR AURORA CAMPOS OR RAMIRO  
CUEVAS OR MATTHEW WOLFSON OR CLAY  
GOLDEN OR MARKOS PINEDA OR CHRIS  
DEMEREST OR KELLEY BURNS OR TANYA  
GRAHAM OR DANIEL WILLSIE OR CHARLIE  
WALKER OR JIM O'BRYANT OR RANDY DANIEL  
OR CINDY DANIEL  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

**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 military service to the sender of this notice immediately.**

122837/486

**Exhibit "A"**

LOT TWO (2) IN BLOCK "B" OF THE SWAIM ADDITION, PART 3, WITHIN THE CORPORATE LIMITS OF THE TOWN OF RENO, ACCORDING TO PLAT OF SUCH ADDITION OF RECORD IN THE PLAT RECORDS OF LAMAR COUNTY, TEXAS, AND BEING A PART OF THE WILLIAM SKIDMORE SURVEY ABOUT 5 MILES EAST OF THE CITY OF PARIS, AN A PART OF A 130.023 ACRE TRACT OF LAND CONVEYED TO R.W. SKINNER ET UX, BY DEED OF RECORD IN BOOK 524, PAGE 497, LAMAR COUNTY DEED RECORDS; DESCRIBED BY METES AND BOUNDS AS FOLLOWS IN ACCORDANCE WITH A SURVEY MADE BY ROBERT S. CHANEY, REGISTERED PUBLIC SURVEYOR, DATED NOVEMBER 28, 1984; BEGINNING AT AN IRON PIN IN THE WB LINE OF THE SWAIM ADDITION, PART 3, THIS POINT BEING NORTH 1 DEG. 3 MIN. EAST 101.7 FEET FROM ITS SW CORNER AND BEING THE SW CORNER OF LOT TWO (2) ABOVE MENTIONED; THENCE NORTH 1 DEG. 3 MIN. EAST 101.7 FEET, AN IRON PIN; THENCE SOUTH 89 DEG. 17 MIN. EAST 150.0 FEET, AN IRON PIN IN THE WB LINE OF A PUBLIC ROAD; THENCE SOUTH 1 DEG. 03 MIN. WEST 101.7 FEET, AN IRON PIN; THENCE NORTH 89 DEG. 17 MIN. WEST 150.0 FEET TO THE PLACE OF BEGINNING, AND BEING THE SAME PROPERTY DESCRIBED IN DEED TO JAMES MITCHELL CASTLEBURY AND WIFE SHARON CASTLEBURY, DATED AUGUST 14, 1985, OF RECORD IN BOOK 687, PAGE 553, LAMAR COUNTY DEED RECORDS.

TAX ID# 100078