

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LAMAR County

Deed of Trust Dated: November 11, 2005

Amount: \$24,401.64

Grantor(s): CARRIE LEIGH CRAWFORD and CLAY A DIXON

Original Mortgagee: CITIFINANCIAL, 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. 00032541

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on April 30, 2018 under Cause No. 87318 in the 62ND Judicial District Court of LAMAR County, Texas

Date of Sale: November 6, 2018 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the LAMAR 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.

ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, MURPHY HOWLE, SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN OR ZORAN W. SPASIC 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.


Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2017-006901


ROBERT LAMONT OR HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD, ALLAN JOHNSTON, MURPHY HOWLE, SUE SPASIC, SHANNAH HOWLE, JON MURPHY HOWLE, AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, DARLA BOETTCHER, PATRICK ZWIERS, DANA KAMIN OR ZORAN W. SPASIC
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 20th DAY OF Sep. 2018

Exhibit A (Legal Description)

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS: SITUATED ABOUT 9 1/2 MILES SOUTH 52 DEGREES EAST OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE M.E.P & P.R.R CO. SURVEY #518, PART OF SECTION 28, AND BEING A TRACT OF LAND CONVEYED BOB D.CRAWFORD BY DEED RECORDED IN VOLUME 660, PAGE 198, OF THE DEED RECORDS OF SAID COUNTY AND STATE. BEGINNING AT A POST FOR CORNER AT THE SOUTHWEST CORNER OF SAID CRAWFORD TRACTS. THENCE EAST A DISTANCE OF 194.5 FT TO A POST FOR CORNER AT THE SOUTHEAST CORNER OF SAID CRAWFORD TRACT; THENCE NORTH 0 DEGREES 50 MINUTES EAST A DISTANCE OF 207.5 FT. TO A POST FOR CORNER AT THE NORTHEAST CORNER OF SAID CRAWFORD TRACT; THENCE NORTH 89 DEGREES 25 MINUTES WEST A DISTANCE OF 195.5 FT TO AN IRON PIN FOR CORNER AT THE NORTHWEST CORNER OF SAID CRAWFORD TRACT; THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF A COUNTY ROAD A DISTANCE OF 209.5 FT TO THE PLACE BEGINNING AND CONTAINING 0.928 ACRES OF LAND.

BEING THE SAME FEE SIMPLE PROPERTY BY VIRTUE OF THE WARRANTY DEED FROM DAN L.CRAIG and ELREDIA CRAIG TO BOB D.CRAWFORD, DATED 07/29/1983 RECORDED ON 08/01/1983 IN VOLUME 660 PAGE 198 IN LAMAR County RECORDS, OF TX.