

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HUNT County
Deed of Trust Dated: June 11, 2003
Amount: \$91,800.00
Grantor(s): JAMES K LEWIS and LAURA L LEWIS

Original Mortgagee: BANKERS FINANCIAL MORTGAGE GROUP, LTD.
Current Mortgagee: CITIMORTGAGE, INC.

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

Recording Information: Document No. 9967

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Date of Sale: December 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 Mortgageor, the Mortgagee or the Mortgagee's attorney.

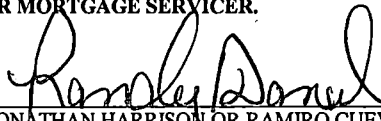
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgageors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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: 2018-006598



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
COUNTY CLERK HUNT CO TX
BY:  DEPUTY
18 OCT 25 PM 12: 21

Exhibit "A"

DESCRIPTION

All that certain lot, tract of parcel of land situated in the G.W. Davis Survey, Abstract No. 228, Hunt County, Texas, and being known as that tract of land described in a Deed from William K. Holt to William K. Holt, et ux, as recorded in Volume 574, Page 420 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northeast corner of said Holt tract, said point also being in the centerline of County Road No. 2624;

THENCE S. 00 deg. 03 min. 06 sec. E. along a fence line and with the East line of said Holt tract, passing a 1/2" iron rod found for witness at a distance of 22.91 feet and continuing for a total distance of 257.57 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." set for corner at the Southeast corner of said Holt tract, said point being N. 89 deg. 12 min. 00 sec. W. a distance of 0.90 feet from a 3/8" iron rod found;

THENCE N. 89 deg. 12 min. 00 sec. W. along a fence line and with the South line of said Holt tract, a distance of 254.97 feet to a 3/8" iron rod found for corner at a fence corner post at the Southwest corner of said Holt tract;

THENCE N. 00 deg. 06 min. 31 sec. W. along a fence line and with the West line of said Holt tract, passing a 1/2" iron rod with cap stamped "Stovall & Assoc." found at a distance of 92.33 feet, passing a 3/8" iron rod found for witness at a distance of 237.04 feet and continuing for a total distance of 256.49 feet to a 1/2" iron rod found for corner in the centerline of said road;

THENCE S. 89 deg. 28 min. 01 sec. E. along the centerline of said road, a distance of 255.21 feet to the POINT OF BEGINNING and containing 1.505 acres of land.