

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

RAINS County

Deed of Trust Dated: November 29, 2006

Amount: \$26,963.50

Grantor(s): OPAL J CADY and ROSS L HILL

Original Mortgagee: CITIFINANCIAL, INC.

Current Mortgagee: COMMUNITY LOAN SERVICING, LLC

Mortgagee Address: COMMUNITY LOAN SERVICING, LLC, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33146

Recording Information: Document No. 03148

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 5, 2021 under Cause No. 11087 in the 354 Judicial District Court of RAINS County, Texas

Date of Sale: January 4, 2022 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 RAINS 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.

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

Anthony Adan Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-003111

c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850

Addison, TX 75254

Harriett Fletcher, December 09, 2021

FILED FOR RECORD
2021 DEC -9 PM 1:16
MANDY SAWYER
COUNTY CLERK
RAINS COUNTY TEXAS
BY DEPUTY

EXHIBIT "A"

TRACT ONE: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN RAINS COUNTY, TEXAS AND BEING PART OF BRICE MILLER SURVEY, ABSTRACT NO. 155 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THAT LOT, TRACT OR PARCEL OF LAND CONVEYED BY H.C. BULLARD, ET UX TO OSCAR B. HAUGHT BY DEED RECORDED IN VOLUME 131, PAGE 400, DEED RECORDS OF RAINS COUNTY, TEXAS; THENCE EAST WITH HWY NUMBER 35, 65 FEET TO CORNER; THENCE SOUTH 120 FEET TO CORNER; THENCE WEST 65 FEET TO WBL OF SAID BULLARD TO HAUGHT TRACT; THENCE NORTH 120 FEET ALONG WBL OF BULLARD HAUGHT TRACT TO PLACE OF BEGINNING, AND BEING PART OF THE BULLARD TO HAUGHT TRACT.

TRACT TWO: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN RAINS COUNTY, TEXAS AND BEING PART OF BRICE MILLER SURVEY, ABSTRACT NO. 155 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND CONVEYED BY H.C. BULLARD, ET UX TO OSCAR B. HAUGHT BY DEED RECORDED IN VOLUME 131, PAGE 400, DEED RECORDS OF RAINS COUNTY, TEXAS; THENCE EAST WITH HWY NUMBER 35, 65 FEET TO CORNER; THENCE SOUTH 169 FEET TO CORNER; THENCE WEST 65 FEET TO WBL OF BULLARD TO HAUGHT TRACT, TO THE PLACE OF BEGINNING, AND BEING PART OF THE BULLARD TO HAUGHT TRACT, THE SAME BEING THE WEST ONE HALF OF LOT NO. 1 OF BULLARD ADDITION ACCORDING TO PLAT FILED IN DEED RECORDS OF RAINS COUNTY, TEXAS.