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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2016 MAR -3 A 11:43

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County
Deed of Trust Dated: September 10, 2008
Amount: \$119,352.00
Grantor(s): ASHLEY ANDERSON and STEVEN ANDERSON

Original Mortgagee: OVERLAND MORTGAGE, L.P.
Current Mortgagee: CITIBANK, N.A. AS TRUSTEE FOR CMLTI ASSET TRUST

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00020707

Legal Description: SEE ATTACHED EXHIBIT "A"

Date of Sale: May 3, 2016 between the hours of 12:00 PM and 3:00 PM.

Earliest Time Sale Will Begin: 12:00 PM

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

TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN 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. app. Section 501 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER



SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2014-028397



TIM LEWIS OR BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, JASON BREWER, AURORA CAMPOS, RAMIRO CUEVAS, PATRICK ZWIERS, KRISTOPHER HOLUB, ANGELA LEWIS OR RUSSELL STOCKMAN
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618

EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land being all of Lots 816, 817, 818, and 819 of the Ranch Harbor Estates, Section No. 7 Subdivision in Hill County, Texas, according to plat recorded in Slide AB-239 of the Official Plat Records of Hill County. Said land is all that certain tract described in a deed from Roy K. Paxton and Karen J. Paxton to Kenneth Fletcher et ux, Michelle Fletcher recorded in Volume 1110, Page 186 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found at a bend in Quarter Horse Road for the northwest corner of said Lot 816 and for the northwest corner of this:

THENCE N58°19'59"E 100.02 feet to a 1/2" iron rod found in the east line of said Subdivision and in the west line of that certain 199.619 acre tract described in a deed to Lake Whitney Camping, Inc. recorded in Volume 1014, Page 644 of the Official Public Records of Hill County for the northeast corner of said Lot 816;

THENCE with the west line of said 199.619 acre tract and generally along the remains of an old fence as extended, S31°31'18"E 79.97 feet to a 1/2" iron rod found for the southeast corner of said Lot 816 and for the northeast corner of said Lot 817 and S31°54'31"E 239.58 feet to a railroad spike found for the southeast corner of said Lot 819 and for the southeast corner of this;

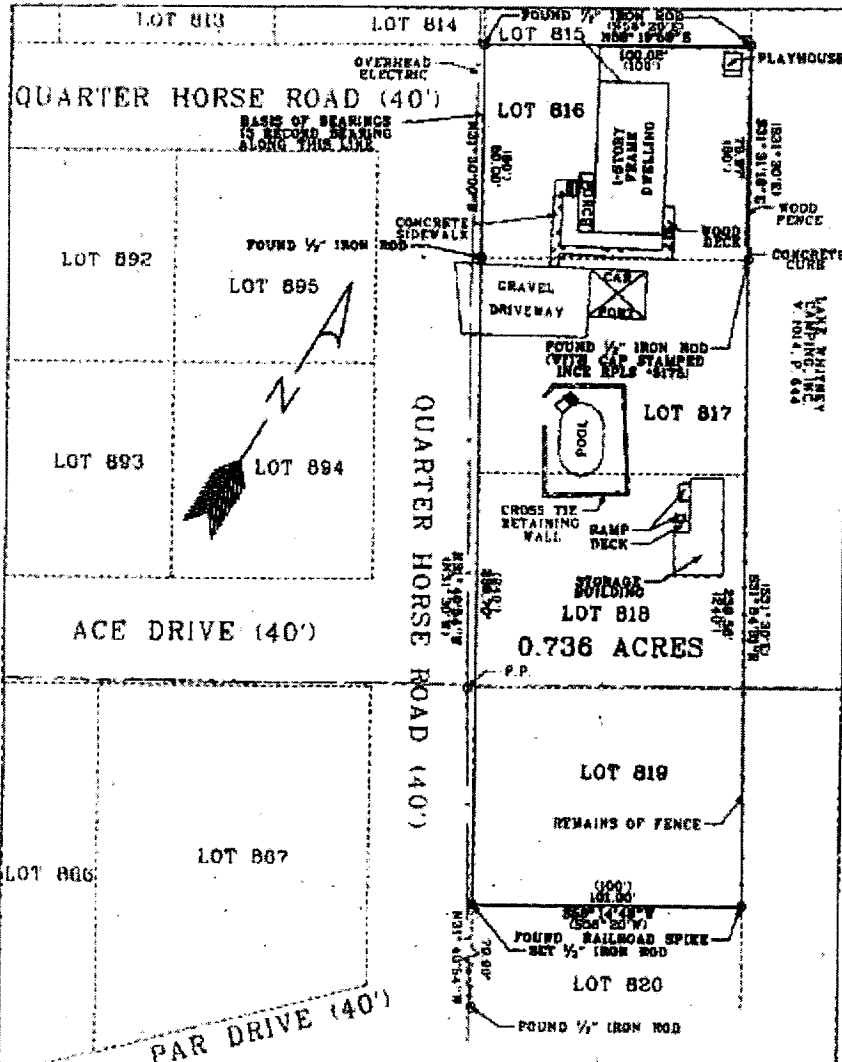
THENCE S58°14'43"W 101.00 feet to a 1/2" iron rod set in the east line of Quarter Horse Road for the southwest corner of said Lot 819 and for the southwest corner of this;

THENCE with the east line of Quarter Horse Road, N31°40'54"W 239.70 feet to a 1/2" iron rod found for the northwest corner of said Lot 817 and for the southwest corner of said Lot 816 and N31°30'00"W 80.00 feet to the place of beginning, containing 0.736 acres of land.

A plat of even date accompanies these field notes.

EXHIBIT A (CONT.)

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PLAT SHOWING THE SURVEY OF 0.736 ACRES OF LAND BEING ALL OF LOT 816, 817, 818 AND 819 OF THE RANCH HARBOR ESTATES, SECTION No. 7 SUBDIVISION IN HILL COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SLIDE AB-226 OF THE OFFICIAL PLAT RECORDS OF HILL COUNTY, TEXAS. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM ROY K. FANTON AND KAREN J. FANTON TO KENNETH FLETCHER UX MICHELLE FLETCHER RECORDED IN VOLUME 1110, PAGE 188 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY.

FLOOD STATEMENT: This property does not appear to lie within the 100-year flood plain as delineated by the Federal Insurance Administration's Flood Hazard Boundary Map, Community Panel No. 480007 6004 A.

FIELD NOTES OF EVEN DATE ACCOMPANY THIS PLAT.

THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND BY ME OR UNDER MY RESPONSIBLE SUPERVISION

