

March 8, 2017

William Dudley
Sasha Cline Dudley
1047 CR 2985
Hughes Springs, Texas 75656

FILED FOR RECORD
2017 MAR 13 AM 10:30
JANIE A. ORLAND
CASS COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

You, William Dudley and wife, Sasha Cline Dudley, are hereby notified that on Tuesday, the 2nd day of May, 2017, not earlier than 1:00 p.m. nor later than 4:00 p.m., at the North door of the Cass County Law Enforcement & Justice Center located at 604 Hwy 8, in the City of Linden, County of Cass, State of Texas, I, the undersigned, will sell at public auction to the highest bidder for cash the real property described below:

See Attached Exhibit.

This sale will be made to satisfy the debt evidenced by an Real Estate Lien Note dated August 21, 2008 secured by a Deed of Trust, executed by William Dudley and wife, Sasha Cline Dudley to First National Bank of Hughes Springs, File Number 2008004539 Real Property Records, Cass County, Texas, in the amount of \$39,900.00 is now due and payable. First National Bank of Hughes Springs has requested me, the undersigned, to enforce the Real Estate Lien Note and Deed of Trust by selling the real property because you are in default in the non-payment of ad valorem taxes of the note described in said Real Estate Lien Note and Deed of Trust.

Your debt was accelerated as you were notified by notice dated March 8, 2017. As of today's date, you now owe the sum of \$31,928.26.

The beneficiary of the Deed of Trust appointed and substituted me, the undersigned, a trustee under the Deed of Trust by a substitution dated January 23, 2017. As substitute trustee, I am vested with and succeed to all the powers and duties given to the original trustee.

With kindest regards, I am

Very truly yours,



Rick D. Shelton
Substitute Trustee

CMRRR #7016 0340 0000 4062 4834

Property (including any improvements):

All that certain tract or parcel of land situated in the C. S. White Survey, Abstract 1154, Cass County, Texas, and more particularly described as follow:

Beginning at a stake in the East line of a 111.1 acre tract formerly owned by Elmer Amox and others and in the East line of said 46.3 acre tract; said stake being 148.5 feet South 3° 56" West from the Northeast corner of said 46.3 acre tract and from the South line of the Turkey Creek Public Road;

Thence: South along the East line of said 46.3 acre tract, 233.5 feet to a stake for corner;

Thence: North 79° 40' West 400 feet to a stake in the East line of Plum Street;

Thence: North 24° 45' East 206 feet to a stake for corner;

Thence: South 85° 40' East 315 feet to the Place of Beginning, and containing 1.70 acres of land, more or less, and being described as Lot #5, Plumnelly Addition, as subdivided and platted by Vance K. Jenkins and as shown in the Plat Records, Cass County, Texas, Plat Book 1, Page 186, reference to which is here made for all purposes.

FILED FOR RECORD

CITIFINANCIAL SERVICING, LLC (CIF)
STRAWN, MARGARET
700 SOUTH FOSTER, LINDEN, TX 75563

CONVENTIONAL
Firm File Number: 16-025074

2017 FEB 27 AM 9: 57

NOTICE OF TRUSTEE'S SALE

**JAMIE A. O'RAND
CASS COUNTY CLERK**

WHEREAS, on November 7, 2007, MARGARET L. STRAWN, AKA MARGARET JONES STRAWN, AKA MARGARET STRAWN, A SINGLE PERSON, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to M WILLIAMS, 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 CASS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2007006022, 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 February 2, 2017 under Cause No. 16C658 in the 5th Judicial District, Cass County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, April 4, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Cass 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 Cass, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JAMES BATEMAN SURVEY, A-107, CASS COUNTY, TEXAS, AND BEING LOT NUMBER FIVE (5) OF THE MARVIN BARBEE ADDITION, UNIT NO. 1, CITY OF LINDEN, AS SHOWN IN A PLAT DATED SEPTEMBER 1, 1970, RECORDED IN VOLUME 2, PAGE 91, PLAT RECORDS, CASS COUNTY, TEXAS, TO WHICH PLAT REFERENCE IS HERE MADE AND ALSO BEING SAME LOT SET OUT IN REVISED PLAT DATED SEPTEMBER 21, 1971, RECORDED IN VOLUME 3, PAGE 15, PLAT RECORDS, CASS COUNTY, TEXAS.

Property Address: 700 SOUTH FOSTER
LINDEN, TX 75563
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC, A DELAWARE LIMITED LIABILITY COMPANY
1000 TECHNOLOGY DRIVE
MAIL STOP 140
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
Pat Walker or ~~Sue Spasic~~
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.

Notice of [Substitute] Trustee Sale

2017 MAR -1 AM 11: 12

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 immediately.

1. Date, Time, and Place of Sale.

Date: 04/04/2017

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: The North entrance of the Cass County Courthouse located on Houston Street, Linden, Texas or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1 Timber Ridge Drive, Atlanta, TX 75551

- 2. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property
- 3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/16/2005 and recorded 11/17/2005 in Document 42177, Book --- Page ---, real property records of Cass County Texas, with Sheri K. Goza, a Single Person, grantor(s) and Countrywide Home Loans, Inc, as Lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary.
- 4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.
- 5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Sheri K. Goza, a Single Person, securing the payment of the indebtedness in the original principal amount of \$22,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-Backed Certificates, Series 2007-SL1 is the current mortgagee of the note and the deed of trust or contract lien.

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows:

All that certain 0.417 acre tract of land in the city of Atlanta, Jane Richey survey A-877, Cass county Texas being all of lot numbered one (1) of Timber Ridge estates as recorded in Vol. 7, Page 9 of the Plat records of Cass County Texas and being all of that same tract of land conveyed to James Mathers, a single man from Stephen R. Porter filed in Vol. 1241, Page 723, Official Records, Cass County Texas.

8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

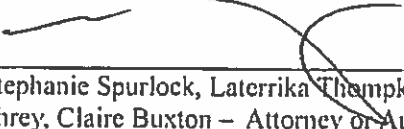
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**


Notice of [Substitute] Trustee Sale

9. **Limitation of Damages:** 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.

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

Date: February 27, 2017


Stephanie Spurlock, Laterrika Thompson, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer


Allan Johnston, David Sims, Robert Lamont, Sheryl Lamont, Harriett Fletcher, Sharon St. Pierre, Pat Walker, Sue Spasic, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns, II, Daniel Willsie, Clay Golden, Jason Spence, Craig Muirhead, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd. NE; Bldg. 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.