

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED FOR RECORD
2021 OCT 12 AM 11:11
BY _____ DEP.

VAN ZANDT County

Deed of Trust Dated: February 1, 2007

Amount: \$121,600.00

Grantor(s): AMY SMITH FULTON and CHAD FULTON

Original Mortgagee: THE AMERICAN NATIONAL BANK OF TEXAS

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

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. 00001451

Legal Description: SEE EXHIBIT "A"

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on September 27, 2021 under Cause No. 20-00049 in the 249 Judicial District Court of VAN ZANDT County, Texas

Date of Sale: November 2, 2021 between the hours of 11:00 AM and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DARLA BOETTCHER, DANA KAMIN, NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY OR CINDY DANIEL 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 Askane, ATTORNEY AT LAW

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

1201 Louisiana, Suite 2800

Houston, Texas 77002

Reference: 2019-007192

c/o Auction.com, LLC

1 Mauchly

Irvine, California 92618

EXHIBIT "A"
Property Description

All that certain lot, tract or parcel of land situated in Van Zandt County, State of Texas, on the D. CHESSHER SURVEY, Abstract No. 133, and being called the 4.02 acre tract conveyed to Robert L. Flynt, Jr., by John Kobe and wife, Dominique Kobe, by Warranty Deed with Vendor's Lien dated August 29, 1997, and recorded in Volume 1436, Page 431 of the Van Zandt County Real Records. Said lot, tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Northwest corner of the called 4.02 acre tract, at the Northeast corner of the Michael Neumann 4.326 acre tract recorded in Volume 820, Page 852, of the Van Zandt County Deed Records and in the South line of the James A. LePrel 34.3229 acre tract recorded in Volume 1386, Page 720, of the Van Zandt County Real Records;

THENCE South 86 deg. 57 min. 14 sec. East along fence 251.25 feet to a 1/2" iron rod found for corner at the Northeast corner of the called 4.02 acre tract, in the South line of the said 34.3229 acre tract, and at the Northwest corner of the Johnnie Neumann 4.024 acre tract recorded in Volume 820, Page 849, of the Van Zandt County Deed Records, from whence a 3/8" iron rod found bears North 03 deg. 49 min. 07 sec. East 1.35 feet;

THENCE South 02 deg. 05 min. 53 sec. West 577.16 feet to a P.K. nail set for corner in the centerline of County Road No. 2307, at the Southeast corner of the called 4.02 acre tract, at the Southwest corner of the said 4.024 acre tract and in the North line of the residue of the Ralph Neumann 73.73 acre tract recorded in Volume 302, Page 546, of the Van Zandt County Deed Records, from whence a 3/8" iron rod found in the North ROW line of the said County Road bears North 02 deg. 05 min. 53 sec. East 34.20 feet;

THENCE South 49 deg. 35 min. 44 sec. West along the centerline of the said County Road, 343.25 feet to a P.K. nail set for corner at the Southwest corner of the called 4.02 acre tract, at the Southeast corner of the said 4.326 acre tract and in the North line of the residue of the said 73.73 acre tract, from whence a 3/8" iron rod found in the North ROW line of the said County Road bears North 02 deg. 13 min. 47 sec. East 31.12 feet;

THENCE North 02 deg. 13 min. 47 sec. East along the West line of the called 4.02 acre tract and the East line of the said 4.326 acre tract, 813.25 feet to the PLACE OF BEGINNING and containing 4.022 acres of land.