

CITIMORTGAGE, INC. (CMI)
MCWHIRTER, NATHAN J. AND PATRICIA G.
1028 EAST LAREDO STREET, FREER, TX 78357

FHA 495-7607774-703
Firm File Number: 12-006754

FILED FOR RECORD
AT 10:37 o'clock A.M.

JUN 29 2017

NOTICE OF TRUSTEE'S SALE

TERESA M. GARZA
CLERK OF DISTRICT COURT, DUVAL COUNTY, TEXAS
By *[Signature]* DEPUTY

WHEREAS, on March 6, 2007, NATHAN J. MCWHIRTER, JOINED HEREIN PRO FORMA BY HIS/HER SPOUSE, PATRICIA G. MCWHIRTER, as Grantor(s), executed a Deed of Trust conveying to ELTON J. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME123 CORPORATION, A CALIFORNIA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DUVAL COUNTY, TX and is recorded under Clerk's File/Instrument Number 095765 Volume 442, Page 614, 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 Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 5, 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 Duval 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 Duval, State of Texas:

FIELD NOTES FOR A 0.6949 ACRE TRACT, HEREIN DESIGNATED TRACT 2, BEING ALL OF LOTS 38, 39, 40, AND PART OF LOT 37, BLOCK 7, OF THE AMENDED GEORGE W. WARD ADDITION TO THE TOWN OF FREER, A MAP OF WHICH IS RECORDED IN CABINET 1, ENVELOPE 59, SIDE 1, MAP RECORDS, DUVAL COUNTY, TEXAS, SAID 0.6949 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1028 EAST LAREDO STREET
FREER, TX 78357
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

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.

[Signature]
SUBSTITUTE TRUSTEE

Sandra Mendoza, Arnold Mendoza, W.D. Larson, Evan Press, Amy Bowman, Reid Ruple, Carol Evangelisti, Marcia Chapa, Martha Boeta, Frederick Britton, Kristopher Holub, Jack Burns II, Bob Frisch or Jamie Steen
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Freer

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sandra Mendoza, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY ARNOLDO MENDOZA OF OFFICE this 29 day of June



[Signature]
NOTARY PUBLIC in and for

_____ COUNTY,
My commission expires: _____
Type or Print Name of Notary _____

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.

FILED FOR RECORD
AT 10:39 o'clock A M

JUN 29 2017

By [Signature]
CLERK OF COUNTY CLERK OF TARRANT COUNTY, TEXAS
DEPUTY

EXHIBIT "A"

FIELD NOTES for a 0.6949 acre tract, herein designated Tract 2, being all of Lots 38, 39, 40 and part of Lot 37, Block 7 of the Amended George W. Ward Addition to the Town of Freer, a map of which is recorded in Cabinet 1, Envelope 59, Side 1, Map Records, Duval County, Texas, said 0.6949 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 2" galvanized fence corner post (found) in the North R.O.W. line of Laredo St. (R.O.W. varies) for the S. W. corner of a 0.6801 acre tract herein designated Tract 1 and the S. E. corner of this tract from whence a 5/8" steel rod (found) for the S. E. corner of said Lot 34 and the S. E. corner of said 0.6801 acre tract bears N-89°-40'-00"-E, 181.51';

THENCE, S-89°40'-00"-W, along said R.O.W. line, a distance of 179.46' to a 4" cedar fence corner post (found) for the S. W. corner of said Lot 40, the S. E. corner of Lot 41 and the S.W. corner of this tract;

THENCE, N-01°-41'-00"-W, a distance of 166.00' to a 5/8" steel rod (set) in the South line of a 20' alley for the N.W. corner of said Lot 40, the N.E. corner of said Lot 41 and the N. W. corner of this tract;

THENCE, N-89°-40'-00"-E, along the South line of said alley, a distance of 185.36' to a 5/8" steel rod (set) for the N. W. corner of said 0.6801 acre tract and the N. E. corner of this tract;

THENCE, S-00°-21'-22"-W, across said Lot 37 and along an existing fence, a distance of 165.96' to the POINT OF BEGINNING and containing 0.6949 acres of land, more or less.

FILED FOR RECORD
AT 10:59 o'clock M

JUN 29 2017

RODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
By DEPUTY