

143 WAYMAN DRIVE
WHITNEY, TX 76692

20130162400059

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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: March 01, 2016

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated February 29, 2008 and recorded in Document CLERK'S FILE NO. 00014194; AS AFFECTED BY CLERK'S FILE NO. 00059810 real property records of HILL County; Texas, with BLUFORD DOUGLAS SARTOR AND AKA BLUFORD SARTOR, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BLUFORD DOUGLAS SARTOR AND AKA BLUFORD SARTOR, securing the payment of the indebtednesses in the original principal amount of \$61,619.68, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer 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. CITIFINANCIAL SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIFINANCIAL SERVICING LLC
300 ST. PAUL PLACE
BALTIMORE, MD 21202

Cecil Kester

CECIL KESTER OR REBECCA HUMPHRIES

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2016 FEB - 8 P 1:01



143 WAYMAN DRIVE
WHITNEY, TX 76692

20130162400059
Date of Sale: 03/01/2016

Certificate of Posting

My name is _____, and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas. I declare under penalty of perjury that on _____ I filed at the office of the HILL County Clerk and caused to be posted at the HILL County courthouse this notice of sale.

Declarants Name: _____
Date: _____



ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN HILL COUNTY, TEXAS, CONTAINING 0.334 ACRE BEING ALL OF LOT FORTY-THREE (43), OF THE MURRAY HILL SUBDIVISION. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM THE FIRST NATIONAL BANK IN WHITNEY, TEXAS TO KENNETH W. PELHAM ET UX LINDA PELHAM, RECORDED IN VOLUME 668, PAGE 807, HILL COUNTY DEED RECORDS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON STAKE SET IN THE WEST LINE OF WAYMAN DRIVE FOR THE NORTHEAST CORNER OF SAID LOT FORTY-THREE (43);

THENCE-NORTH 85 DEG.54 MIN. WEST 150.00 FEET TO AN IRON STAKE SET FOR THE NORTHWEST CORNER OF SAID LOT FORTY-THREE (43);

THENCE - SOUTH 4 DEG. 06 MIN. WEST 100.00 FEET TO AN IRON STAKE SET FOR THE SOUTHWEST CORNER OF SAID LOT FORTY-THREE (43);

THENCE - SOUTH 85 DEG. 54 MIN. EAST 150.00 FEET TO AN IRON STAKE SET IN THE WEST LINE OF WAYMAN DRIVE FOR THE SOUTHEAST CORNER OF LOT FORTY- THREE (43);

THENCE - NORTH 4 DEG. 06 MIN. EAST 100.00 FEET ALONG SAID WEST LINE TO THE PLACE OF BEGINNING, MORE OR LESS, AS SURVEYED ON THE GROUND ON FEBRUARY 5, 1986, BY JOEL M. ATKINS, REGISTERED PUBLIC SURVEYOR.

this lawsuit. The last known address for defendant, JOHNNY LEE SARTOR is as follows:
Navarro County Ja81, 312 W 2nd Avenue, Corsicana, Texas 75110.

4. None of the Defendants who were personally served are in active military service.

5. Stephanie W. Johnson was appointed as attorney ad litem according to TEX. R. CIV. P. 244 for Defendants, the unknown heirs-at-law of Bluford Douglas Sartor, deceased served by citation by publication.

6. The Loan Agreement between Bluford Douglas Sartor and Citifinancial Servicing, LLC, is in default and Citifinancial Servicing, LLC is the beneficiary of that Loan Agreement, which encumbers the property made the basis of this lawsuit.

7. Citifinancial Servicing, LLC, through its Substitute Trustee Robert Forster, is entitled to the relief sought in Plaintiff's Original Petition. Therefore it is:

ORDERED that:

All of Bluford Douglas Sartor's ("Decedent") heirs-at-law have been made Defendants to this suit and were immediately vested with all of Decedent's right, title and interest in the real property and improvements commonly known as 143 Wayman Drive, Whitney, Texas 76692 ("Property") and legally described as:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN HILL COUNTY, TEXAS, CONTAINING 0.334 ACRE BEING ALL OF LOT FORTY-THREE (43), OF THE MURRAY HILL SUBDIVISION. SAID LAND IS ALL THAT CERTAIN TRACT DESCRIBED IN A DEED FROM THE FIRST NATIONAL BANK IN WHITNEY, TEXAS TO KENNETH W. PELHAM ET UX LINDA PELHAM, RECORDED IN VOLUME 668, PAGE 807, HILL COUNTY DEED RECORDS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

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FURTHER ORDERED that Citifinancial Servicing, LLC has a valid lien on the Property by way of a Texas Home Equity Security Instrument dated February 29, 2008 and filed under Vol 1534, Page 403 of the Official Public Records of Hill County, Texas.

FURTHER ORDERED that this Judgment serves as an Order authorizing Plaintiff to foreclose Citifinancial Servicing, LLC's lien created under TEX. CONST. art. XVI, § 50(a)(6) in compliance with the Loan Agreement and TEX. PROP. CODE § 51.002.

FURTHER ORDERED that a copy of this Judgment shall be sent to Defendants with the notice of the date, time, and place of the foreclosure sale.

FURTHER ORDERED that Plaintiff may communicate with the Defendants and all third parties reasonably necessary to conduct the foreclosure sale.

FURTHER ORDERED that if Defendants are represented by counsel, the notice of foreclosure sale also be mailed to counsel by certified mail.

FURTHER ORDERED that one of the effects of the non-judicial foreclosure shall be that Defendants are divested and the purchaser of the Property at the non-judicial foreclosure sale is vested with all right, title and interest to the Property.

FURTHER ORDERED that no personal liability or deficiency for the Loan Agreement debt shall be asserted against the Defendants or the putative estate of Decedent.

FURTHER ORDERED that after the non-judicial foreclosure is held, if the Property remains occupied after this Judgment becomes final and Citifinancial Servicing, LLC is the purchaser of the Property at the non-judicial foreclosure sale, a writ of possession shall issue against any occupant of the Property in accordance with TEX. R. CIV. P. 310.

FURTHER ORDERED that as part of the costs of court, and payable by Citifinancial Servicing, LLC through Plaintiff, Stephanie W. Johnson, the Attorney Ad Litem is granted the sum of \$ 500 and discharged as Ad Litem in this cause.

FURTHER ORDERED that all other costs of court are taxed against the party incurring same.

All relief not expressly granted is denied.

This Judgment finally disposes of all parties and all claims and is appealable.

SIGNED this 21 day of December, 2015.

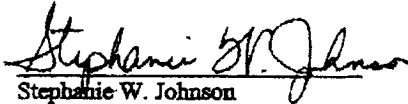

PRESIDING JUDGE

APPROVED AS TO FORM &
SUBSTANCE:

/s/Crystal G. Roach
Crystal G. Roach
State Bar No.: 24027322
15000 Surveyor Blvd., Ste. 100
Addison, Texas 75001
(972) 340-7901
(972) 341-0734 (Facsimile)
CrystalR@BDFgroup.com

ATTORNEY FOR PLAINTIFF

APPROVED AS TO FORM ONLY:


Stephanie W. Johnson
State Bar No.: 24006205
62 West Elm, P.O. Box 257
Hillsboro, Texas 76645
254-582-2536
254-582-9561 (Facsimile)
sjohnson@msn-law.com

ATTORNEY AD LITEM