

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

BURLESON County
Deed of Trust Dated: July 29, 2006
Amount: \$47,224.79
Grantor(s): GENICE MARIE SHIVERS

Original Mortgagee: CITIFINANCIAL, INC.
Current Mortgagee: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Mortgagee Address: BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

Recording Information: Document No. 00003098

Legal Description: ALL THOSE CERTAIN LOTS OR PARCEL OF LAND SITUATED IN THE TOWN OF WEST CALDWELL, IN BURLESON COUNTY, TEXAS, AND BEING LOTS FOUR (4), FIVE (5) AND SIX (6) IN BLOCK FIFTY-SEVEN (57) BETWEEN O'NEAL AND HILL STREET FRONTING ON O'NEAL STREET AS SHOWN ON THE MAP OF WEST CALDWELL RECORDED IN VOLUME 'R', PAGE 481, OF DEED RECORDS OF BURLESON COUNTY, TEXAS.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on November 6, 2017 under Cause No. 29036 in the 21st Judicial District Court of BURLESON County, Texas

Date of Sale: February 6, 2018 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 BURLESON 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.

PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN 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 Mortgageor, 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 Mortgageors 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.



Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.
1207 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2017-003576



PETE FLOREZ OR ZACHARY FLOREZ, ORLANDO ROSAS OR BOBBY BROWN

c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED
at 9:45 o'clock P.M.
DEC 21 2017
ANNA L. SCHELACK
COUNTY CLERK, BURLESON CO., TEX.
By  Deputy

Filed for Record in:
Burleson County

On: Dec 21, 2017 at 02:52P
As an Posting Real Estate Notice

Amount 2.00
Receipt Number - 119152
By: Ella Nelson

STATE OF TEXAS COUNTY OF BURLESON
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:
Burleson County
As stamped hereon by me.

Dec 21, 2017

Anna L. Schielack
Burleson County Clerk