

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 09/05/2006
Grantor(s): FELIX CASAS AND WIFE, ROCIO D. LIMONES
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$64,554.00
Recording Information: Book 01373 Page 00311 Instrument 06006016
Property County: Freestone
Property: ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 1.140 ACRES IN THE R.GAINOR LEAGUE, A-12, FREESTONE COUNTY, TEXAS, BEING TRACT NINE (9), MOODY LAND COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET B, ENVELOPE 122, PLAT RECORDS FREESTONE COUNTY, TEXAS.
Reported Address: 173 FM ROAD 1580, FAIRFIELD, TX 75840

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2007-AHL1, Asset-Backed Pass-Through Certificates Series 2007-AHL1
Mortgage Servicer: Wells Fargo Bank, N. A.
Current Beneficiary: U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2007-AHL1, Asset-Backed Pass-Through Certificates Series 2007-AHL1
Mortgage Servicer Address: 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of July, 2014
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Freestone County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Freestone County Commissioner's Court.
Substitute Trustee(s): Lori Garner or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Lori Garner or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

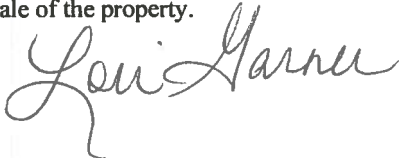
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Lori Garner or Sharon St. Pierre or Patricia Crenshaw or Robert LaMont, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: May 27, 2014 AT 11:48A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 125365
By: Melissa Huggins, Deputy

APPOINTMENT OF SUBSTITUTE TRUSTEE (AND ACCELERATION OF MATURITY)

THE STATE OF TEXAS
COUNTY OF FREESTONE

WHEREAS, on AUGUST 29, 2008, FRANKLIN D. SLOAN, A MARRIED MAN (ALSO SIGNED BY YVONNE SLOAN), executed and delivered to GARY J. SOMMERFELT, Trustee, a certain Adjustable Rate Home Equity Conversion Deed of Trust/Security Instrument securing an Adjustable Rate Note Home Equity Conversion in the principal sum \$114,000.00, payable to the order of BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, which Deed of Trust/Security Instrument is filed for record under County Clerk Number 00806654, Volume 1464, Page 14, of the DEED OF TRUST OR REAL PROPERTY Records of FREESTONE County, Texas, to which reference is here made for a description of such Note, the terms and covenants of such Deed of Trust/Security Instrument and the land and premises therein conveyed; and

WHEREAS, default was made in the payment of such Note, and/or the terms of such Deed of Trust/Security Instrument;

THEREFORE, the undersigned, the legal owner and holder of such Note, does hereby declare immediately due and payable the total amount of unmatured principal, together with accrued interest thereon, owing on such Note, and other indebtedness secured by such Deed of Trust/Security Instrument, and for reasons satisfactory to itself does hereby remove the above named Trustee and all successor or Substitute Trustees heretofore appointed, and appoint and constitute SHARON ST. PIERRE or ROBERT LAMONT as Substitute Trustee in such Deed of Trust/Security Instrument, who shall have all the powers and estate delegated to the original Trustee, and requests such Substitute Trustee to sell the property described in such Deed of Trust/Security Instrument in accordance with the terms and provisions thereof.

EXECUTED on April 22, 2014 to be effective as of April 14, 2014.

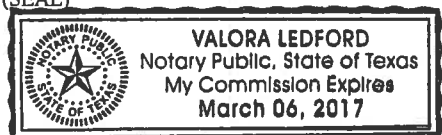
NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

By: Jeffrey Jefferson 4/22/14
Assistant Secretary
Jeffrey Jefferson (name & title)

THE STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on the 22nd day of April, 2014, by Jeffrey Jefferson, Assistant Secretary of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY on behalf of said Company.

(SEAL)



Valora Ledford
Notary Public for the State of Texas
My Commission Expires: 3-6-17
Valora Ledford
Printed Name and Notary Public

Grantee: NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY
350 HIGHLAND DRIVE
LEWISVILLE, TX 75067
Return to: MARINOSCI LAW GROUP, P.C.
MARINOSCI & BAXTER
14643 DALLAS PARKWAY, SUITE 750
DALLAS, TX 75254

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: May 28, 2014 AT 09:42A
as Notice of Trustee Sale
Total Fees : 8.00
Receipt Number - 125389
By: Melissa Munoz, Deputy

34

Notice of Foreclosure 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. *Property to Be Sold.* The property to be sold is described as follows:

1.20 acres, G. LUNA Survey, A-18, Freestone County, Texas, and being further described in Exhibit "A"

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust recorded in Vol. 1566, Page 526 of the real property records of Freestone County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: July 1, 2014

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: Freestone County Courthouse in Fairfield, Texas, at the following location: South Entrance

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: May 28, 2014 AT 11:43A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 125393
By, Deena Martin, Deputy

35

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by JAMES LAWSON and IRENE LAWSON.

The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$58,500.00, executed by JAMES LAWSON and IRENE LAWSON, and payable to the order of E.M. HERTENBERGER. E.M. HERTENBERGER is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, E.M. HERTENBERGER at 700 Oak Street, Teague, Texas 75860.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: May 27, 2014.

A handwritten signature in blue ink, appearing to be 'G. M. Robinson', written over a horizontal line.

George M. Robinson
129 S. Mount
Fairfield, TX 75840
Telephone (903) 389-2203
Telecopier (903) 389-4542

1.20 acres

All that certain lot, tract or parcel of land situated in the Gertrudes Luna Survey, A-18, Freestone County, Texas, being 1.20 acre of land and being all of the land described in a deed from Michael and Debbie Evans to Michael N. Austin, et ux, dated May 2, 1988 and recorded in Volume 774, Page 94, Official Records Freestone County, Texas. Said 1.20 acre tract described to wit.

Beginning at a 1/2" iron rod and cap found in the westerly r.o.w. of Farm Market Road 80 (80' r.o.w.) for the northeast corner of said 1.20 acre tract;


THENCE South 30 degrees 30 minutes 15 seconds East, (Basis of Bearing per deed, Vol. 774, Pg. 94) 226.24 feet along said r.o.w. to a 1/2" iron rod found for this southeast corner;

THENCE South 50 degrees 29 minutes 45 seconds West, 230.50 feet to a 1/2" iron rod and cap found in field for this southwest corner;

THENCE North 30 degrees 30 minutes 15 seconds West, picking up fence at approximately 30 feet and continuing a total distance along fence 226.24 feet to a 1/2" iron rod found for this northwest corner;

THENCE North 59 degrees 29 minutes 45 seconds East, 230.50 feet along a 48" chain link fence to the point of beginning, containing 1.20 acres of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Michael N. Austin, during October 2000 and that the facts as stated herein are those found at the time of said survey.


Martin James Raymond
RPLS 1858

