

CITIMORTGAGE, INC. (CMI)
BENTON, MARTIN J. AND REBECCA L.
140 FCR 432, BUFFALO, TX 75831

CONVENTIONAL
Our File Number: 14-015117

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2005, MARTIN J. BENTON, A MARRIED MAN REBECCA L. BENTON, A MARRIED WOMAN, as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to MEGAMERICA MORTGAGE- ALL AMERICAS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **FREESTONE COUNTY, TX** and is recorded under Clerk's File/Instrument Number 05008053, 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

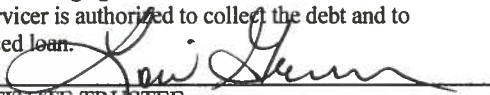
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, May 6, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **FREESTONE COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 Freestone, State of Texas:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 5.000 ACRES SITUATED IN THE MCKINNEY & WILLIAMS SURVEY, ABSTRACT NO. 463, IN FREESTONE COUNTY, TEXAS, AND BEING THE SAME TRACT CONVEYED IN DEED FROM JOEL E. LANE AND CAROLYN LANE TO JOHN A. FERGUSON AND TERESA M. FERGUSON, DATED MAY 17, 1994, AND RECORDED IN VOLUME 931 PAGE 669, IN THE DEED RECORDS OF FREESTONE COUNTY, TEXAS. SAID 5.00 ACRES AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 140 FCR 432
BUFFALO, TX 75831
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC., SUCCESSOR BY MERGER TO ABN AMRO MORTGAGE GROUP, 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.


SUBSTITUTE TRUSTEE
LORI GARNER OR SHARON ST. PIERRE OR
PATRICIA CRENSHAW OR ROBERT LAMONT
c/o Shapiro Schwartz, LLP
5450 NW Central Drive, Suite 307
Houston, TX 77092
(713)462-2565

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Apr 15, 2014 AT 08:57A
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 124716
By, Yvonne Carter, Deputy

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BOBBY E. BRUCE
REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. Box 541

Corsicana, Texas 75151

office 903-872-0113

fax 903-875-1473

05008053

5.000 ACRES
FREESTONE COUNTY, TEXAS

MCKINNEY & WILLIAMS SURVEY
ABSTRACT NO. 463

All that certain lot, tract, or parcel of land, being 5.000 acres situated in the McKinney & Williams Survey, Abstract No. 463, in Freestone County, Texas, and being the same tract conveyed in deed from Joel E. Lane and Carolyn Lane to John A. Ferguson and Teresa M. Ferguson, dated May 17, 1994, and recorded in Volume 931 Page 669, in the Deed Records of Freestone County, Texas. Said 5.000 acres are more fully described as follows;

Beginning at a $\frac{1}{2}$ " rod found for the northwest corner of this tract and in the northeast corner of a called 9.00 acres tract, Volume 701 Page 658, and in the south line of Freestone County Road 432;

Thence south 89 degrees 18 minutes 06 seconds east along the southeast line of said road and passing a fence and gate and continuing along the south line of a called private road a distance of 466.75 feet to a found $\frac{1}{2}$ " pipe previously set by this surveyor, and in a northwest corner of a called 35.16 acres tract, Volume 928 Page 11;

Thence south 00 degrees 01 minutes 50 seconds east generally along a fence a distance of 466.67 feet to a found $\frac{1}{2}$ " pipe previously set by this surveyor, and being a corner of the called 35.16 acres tract;

Thence north 89 degrees 18 minutes 06 seconds west generally along a fence and passing a 2 7/8" iron fence corner at 466.35 feet and continuing for a total distance of 466.75 feet to a 60 d. nail found for corner, and being a corner of the called 35.16 acres tract and in the east line of the called 9.00 acres tract;

Thence north 00 degrees 01 minutes 50 seconds west generally along a fence a distance of 466.67 feet to the place of beginning and containing 5.000 acres of land.

This is to certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision.

Bobby E. Bruce 11-14-05
Bobby E. Bruce Date
Registered Professional Land Surveyor No. 4890

FILED FOR RECORD IN
Freestone County
Mary Lynn White
COUNTY CLERK
DN: Nov 18, 2005 AT 03:36P
as Recordings
Document Number: 05008053
Total Fees : 32.00
Receipt Number - 64065
By: Julie Bowers, Deputy

Exhibit "A"