



CITIMORTGAGE, INC. (CMI)
PIENTKA, MARSHALL J. AND MARY L.
26113 WESTBROOK ROAD, WALLER, TX 77484

CONVENTIONAL
Our File Number: 14-018894

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 6, 2005, MARSHALL J. PIENTKA, AND MARY L. PIENTKA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to ROBERT FRAPPIER, ATTORNEY, as Trustee, the Real Estate hereinafter described, to UNION FEDERAL BANK OF INDIANAPOLIS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WALLER COUNTY, TX** and is recorded under Clerk's File/Instrument Number 504193, 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

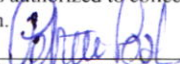
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **January 6, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WALLER COUNTY, TX** to the highest bidder 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 WALLER, State of Texas:

A CERTAIN 20.800 ACRES TRACT OF LAND, MORE OR LESS, BEING CALLED PARCEL 3 OUT OF A 63.673 ACRE TRACT OF LAND BEING THE RESIDUE OF THAT CERTAIN LELAH R. POLK 168 ACRE TRACT OUT OF THE OWEN WINGFIELD SURVEY, ABSTRACT 269, WALLER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 26113 WESTBROOK ROAD
WALLER, TX 77484
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.


SUBSTITUTE TRUSTEE
PATRICIA POSTON OR NICK POSTON OR MEGAN
RANDLE-BENDER
CALL FOR TRUSTEEc/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

Exhibit "A"

VOL 197 PG 324

Loan Number: 771119380

Legal Description:

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COUNTY OF WALLER §

Metes and Bounds Description

All that certain 21.224 acre tract situated in the Owen Wingfield Survey, Abstract No. 269, Waller County, Texas, known as Parcel 3 out of that certain 63.673 acre Lelah Polk Estate being the residue of the original Lelah R. Polk 168 acres as recorded in Volume 54, Page 488 of the Deed Records of Waller County, Texas and being part of that same land set apart to Jane Fowler in the division of the Owen Wingfield League, Lot 4, containing 368 acres in Waller County, Texas: said 21.224 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at an iron pipe found in the East line of a 30-foot Road Easement filed for record in Volume 726, Page 350 of the Deed Records of Waller County, Texas, for the Southeast corner of the Lelah Polk 63.673 acre tract and the Southeast corner of the herein described tract;

Thence North 89°43'04" West along the South line of said Lelah Polk 63.673 acre tract, at 1421.0 feet pass the center of a small creek, an continue for a total distance of 2306.91 feet to the Southwest corner of the Lelah Polk 63.673 acre tract and the Southwest corner of the herein described tract, from which a found iron pipe bears S 54°00' E, 2.83';

Thence North 01°02'42" East along the West line of said Lelah Polk 63.673 acre tract, a distance of 401.01 feet to the Northwest corner of the herein described tract;

Thence South 89°43'04" East, a distance of 2304.46 feet to an iron rod set in the East line of said 30-foot Road Easement for the Northeast corner of the herein described tract;

Thence South 00°41'45" West along the East line of said 30-foot Road Easement and the East line of the Lelah Polk 63.673 acre tract, a distance of 400.97 feet to the POINT OF BEGINNING and containing 21.224 acres of land: TOGETHER with a 1/3 undivided interest in said 30-foot Road Easement filed for record in Volume 726, Page 350 of the Deed Records of Waller County, Texas, being also described in Warranty Deed filed for record in Volume 394, Page 819 of the Deed Records of Waller County, Texas.

FILED AND RECORDED

Instrument Number: 14-108

Filing and Recording Date: 12/15/2014 12:44:58 PM Pages: 3 Recording Fee: \$6.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: