

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 03/26/2009
Grantor(s): MARGIE TRAHAN WILLIAMS, AKA MARGIE WILLIAMS, ALONZO BURVA WILLIAMS, JR., AKA ALONZO WILLIAMS, WIFE AND HUSBA
Original Mortgagee: CITIFINANCIAL, INC.
Original Principal: \$93,063.37
Recording Information: Book 1155 Page 683 Instrument 901931
Property County: Waller
Property: A CERTAIN 1.00 ACRE TRACT OF LAND SITUATED IN THE G. A. DENNETT SURVEY, A-124, WALLER COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING A PART OF LOT C OF THE MENKE SUBDIVISION CONVEYED TO HILLIARD MUSE AND RECORDED IN VOL. 79 AT PG. 162 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A 1-1/4" INCH IRON PIPE FOUND FOR THE N.W. CORNER OF A CERTAIN 0.454 ACRE TRACT OF LAND CONVEYED TO LLOYD R. BOYDEN BY DEED DATED JUNE 12, 1973 AND RECORDED IN VOL. 242 AT PG. 680 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, AND THE N.E. CORNER OF THE JOHNNIE MAYES JR. 0.65 ACRE TRACT OF LAND AS RECORDED IN VOL. 209 AT PG. 169 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS;
THENCE: N. 77 DEGREES 00' W. ALONG THE NORTH LINE OF THE SAID JOHNNIE MAYES TRACT, 208.71 FEET TO AN IRON PIPE SET FOR THE S.W. CORNER OF THIS TRACT AND THE N.W. CORNER OF THE MAYES TRACT IN THE EAST LINE OF A 60 FOOT STREET;
THENCE: N. 13 DEGREES 00' E. ALONG SAID EAST LINE OF STREET, 208.71 FEET TO AN IRON PIPE SET IN FENCE LINE FOR THE N.W. CORNER OF THIS TRACT;
THENCE: S. 77 DEGREES 00' E. ALONG SAID FENCE LINE, 208.71 FEET TO AN IRON PIPE FOR THE N.E. CORNER OF THIS TRACT;
THENCE: S. 13 DEGREES 00' W. ALONG A LINE, 208.71 FEET TO THE POINT OF BEGINNING CONTAINING 1.00 ACRE OF LAND AS SURVEYED BY W. D. KENNEDY REGISTERED PUBLIC SURVEYOR, NO. 511, AUGUST 10, 1973.

Reported Address: 304 ALONZO STREET, PRAIRIE VIEW, TX 77446

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.
Current Mortgagee: CitiFinancial Servicing LLC
Mortgage Servicer: CitiMortgage, Inc.
Current Beneficiary: CitiFinancial Servicing LLC
Mortgage Servicer Address: 1000 Technology Drive, O'Fallon, MO 63368

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 2015
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: AT THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE in Waller County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Waller County Commissioner's Court.

Substitute Trustee(s): Patricia Poston or Nick Poston or Megan Randle-Bender, 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 Patricia Poston or Nick Poston or Megan Randle-Bender, 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. Patricia Poston or Nick Poston or Megan Randle-Bender, 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.

COPY

CAUSE NO. 14-07-22622

**IN RE: ORDER FOR FORECLOSURE
CONCERNING: 304 ALONZO STREET,
PRAIRIE VIEW, TX 77446
UNDER TEX. R. CIV. PROC. 736**

IN THE DISTRICT COURT

**PETITIONER:
CITIFINANCIAL SERVICING LLC**

WALLER COUNTY, TEXAS

RESPONDENTS:

**MARGIE TRAHAN WILLIAMS AKA
MARGIE WILLIAMS AND
ALONZO BURBA WILLIAMS JR.,
AKA ALONZO WILLIAMS**

506TH DISTRICT COURT

DEFAULT ORDER ALLOWING FORECLOSURE

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is

 Margie Trahan Williams aka Margie Williams,
 whose last known address is 530 5th St, Hempstead, TX 77445

 Alonzo Burba Williams Jr aka Alonzo Williams,
 whose last known address is 530 5th St, Hempstead, TX 77445

 Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 304 Alonzo Street, Prairie View, TX 77446 with the following legal description:

A CERTAIN 1.00 ACRE TRACT OF LAND SITUATED IN THE G. A. DENNETT SURVEY, A-124, WALLER COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING A PART OF LOT C OF THE MENKE SUBDIVISION CONVEYED TO HILLIARD MUSE AND RECORDED IN VOL. 79 AT PG. 162 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS, SAID 1.00 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

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THENCE: N. 77 DEGS. 00 MINS. W. ALONG THE NORTH LINE OF THE SAID JOHNNIE MAYES TRACT, 208.71 FEET TO AN IRON PIPE SET FOR THE S.W. CORNER OF THIS TRACT AND THE N.W. CORNER OF THE MAYES TRACT IN THE EAST LINE OF A 60 FOOT STREET;

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4. The lien to be foreclosed is indexed or recorded at Volume: 1155, Page: 683, Instrument Number: 901931 and recorded in the real property records of Waller County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.

6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 19th day of September, 2014.


JUDGE PRESIDING

Return to:

Buckley Madole, P.C.
Attn: Home Equity Department
14841 Dallas Parkway, Suite 425
Dallas, TX 75254

DEFAULT ORDER ALLOWING FORECLOSURE

FILED
CLERK OF DISTRICT COURT
DALLAS COUNTY, TEXAS
SEP 22 2014
11:17 AM
PAGE 3 OF 3
9411-7260
13

FILED AND RECORDED

Instrument Number: 15-012

Filing and Recording Date: 02/09/2015 12:27:47 PM Pages: 6 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.

Kim Imhoff, Deputy

Returned To: