



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WALLER County

Deed of Trust Dated: October 17, 2006

Amount: \$134,400.00

Grantor(s): JAN FELDER and LESTER FELDER, JR.

Original Mortgagee: ARGENT MORTGAGE COMPANY, LLC.

Current Mortgagee: CITIGROUP MORTGAGE LOAN TRUST INC. ASSET-BACKED PASS- THROUGH CERTIFICATES, SERIES 2007-AMC2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE

Mortgagee Servicer and Address: c/o CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 608625

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on July 17, 2017 under Cause No. 17-05-24332 in the 506th Judicial District Court of WALLER County, Texas

Date of Sale: March 6, 2018 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the WALLER 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.

MEGAN L. RANDLE-BENDER OR AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN PERRINE, DOUG WOODARD, RENEE THOMAS, IAN MOSER, REVA ROUCHON- HARRIS, EBBIE MURPHY OR REBECCA BOLTON 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.

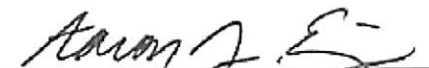
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

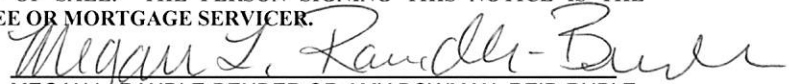
NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, 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.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-012852


MEGAN L. RANDLE-BENDER OR AMY BOWMAN, REID RUPLE,
KATHLEEN ADKINS, EVAN PRESS, KRISTIE ALVAREZ, JULIAN
PERRINE, DOUG WOODARD, RENEE THOMAS, IAN MOSER, REVA
ROUCHON- HARRIS, EBBIE MURPHY OR REBECCA BOLTON
c/o Auction.com, LLC
1 Mauchly
Irvine, California 92618

STATE OF TEXAS §
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COUNTY OF WALLER §

Vol 0994 PAGE 663

Being a tract or parcel containing 2.753 acres of land out of Tract 5 of Pineridge Subdivision, Section 2 a subdivision of record in Volume 283, Page 606 of the Waller County Deed Records (W.C.D.R.), Waller County, Texas, being that same called 2.750 acre tract of record in Volume 462, Page 489, W.C.D.R., said 2.753 acre tract being more particularly described as follows with bearings referenced to said Tract 5:

Beginning at an iron rod found for the intersection of the southerly right-of-way line of Brumlow Road (100 feet wide) and the west right-of-way line of Blinka Road (width varies), for the northeast corner of said Tract 5, said 2.50 acre tract and the herein described tract;

Thence, South 01°53'06" West, along said west right-of-way line, 250.50 feet to an iron rod found for the common southeast corner to said Tract 5, said 2.750 acre tract, the herein described tract and the northeast corner of Tract 6 of said Section 2;

Thence, North 87°20'06" West, along the common south line of said Tract 5 and the north line of said Tract 6, 476.11 feet to an iron rod found for the common southwest corner to said 2.750 acre tract, the herein described tract, the southeast corner to that certain called 2.750 acre tract of record in Volume 476, Page 711, W.C.D.R.;

Thence, North 27°37'10" East, 373.41 feet to an iron rod found for the common northwest corner to said 2.750 acre tract, the herein described tract, the northeast corner to said 2.750 acre tract, in the south right-of-way line of the aforementioned Brumlow Road;

Thence, South 71°43'20" East, along said southerly right-of-way line, 327.24 feet to the Point Of Beginning and containing 2.753 acres of land.

FILED AND RECORDED

Instrument Number: 18-007

Filing and Recording Date: 01/26/2018 12:21:28 PM Pages: 3 Recording Fee: \$5.00

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: