

#162

FILED FOR RECORD

MAY 15 2017

4/303

CITIFINANCIAL SERVICING, LLC (CIF)
SIFUENTES, ESTATE OF RAFAELA
511 SOUTH 6TH STREET, LAMESA, TX 79331

CONVENTIONAL
Firm File Number: 14-019362

Cyleria Vera
DAWSON COUNTY CLERK

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 8, 2009, RAFAELA SIFUENTES, AKA RAFAELA PADRON SIFUENTES, AKA RAFAELA SIFUENTES A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to CHRISSEY SHUBERT, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of DAWSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 3048 Volume 629, Page 433, 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

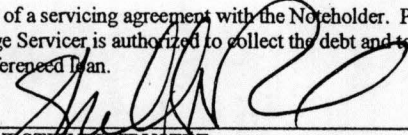
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dawson county, pursuant to 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 Dawson, State of Texas:

LOT SIX (6) AND THE WEST ONE-HAF (W/2) OF LOT FIVE (5), BLOCK FOURTEEN (14), LEE ADDITION TO THE TOWN OF LAMESA, DAWSON COUNTY, TEXAS.

Property Address: 511 SOUTH 6TH STREET
LAMESA, TX 79331
Mortgage Servicer: CITIFINANCIAL SERVICING, LLC
Noteholder: CITIFINANCIAL SERVICING LLC
1000 TECHNOLOGY DRIVE
MAIL STOP 140
O FALLON, MISSOURI 63368

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
Shelley Nail, Kristina McCrary, Lanelle Lynch or Donna Trout
c/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.

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