

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

EASTLAND County

Deed of Trust Dated: July 20, 2012

Amount: \$195,000.00

Grantor(s): GEOFFREY L THOMPSON

Original Mortgagee: CITIBANK, N.A.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Address: CITIMORTGAGE, INC., 1000 Technology Drive, O'Fallon, MO 63368

Recording Information: Document No. 2012-002203

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

WHEREAS GEOFFREY L THOMPSON is deceased.

Date of Sale: March 1, 2016 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 EASTLAND 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.

TERRY BROWDER OR LAURA BROWDER OR MARSHA MONROE 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. app. Section 501 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 AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER


SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2015-008801

TERRY BROWDER OR LAURA BROWDER OR MARSHA MONROE
c/o Tejas Trustee Services
4100 Midway Rd Ste 1040
Carrollton, TX 75007

RECEIVED 9:45 A.M.
CATHY JENTHO, COUNTY CLERK


FEB 04 2016
EASTLAND COUNTY, TEXAS
By  Deputy

EXHIBIT "A"
(Legal Description)

BEING a 0.334 acre tract of land being out of and part of Lot 50, Wright Point Subdivision # 3, a part of Lots 9, 11 & 12 of the T. W. House Subdivision of the N/3 of the Harvey Kendrick Survey, A-340, Eastland County, Texas. Wright Point Subdivision being filed of record in Slide 175, Plat Cabinet Records of Eastland County, Texas. Said 0.334 acre tract of land being out of and part of a tract called to be Lot 50, as described in a deed to Richard A. Lehman recorded in Volume 1899, Page 104, Official Public Records, Eastland County, Texas. Property having a physical address of 410 CR 530, Eastland, Texas 76448 and being more particularly described as follows;

Beginning at a 3/8" iron rod found in the West line of Eastland County Road No. 530 for the Southeast corner of this described tract and Richard A. Lehman called Lot 50. Said point also being the Northeast corner of Lot 49.

Thence N 81°02'28" W, 161.46 feet with the South line of this described tract and Lot 50, same being the North line of Lot 49, to a 1/2" rebar with survey cap No. 5085 set for the Southwest corner of this described tract and Lot 50.

Thence N 04°41'02" E, 104.14 feet with the West line of Lot 50 and Richard A. Lehman called Lot 50 tract to an "X" set in concrete for the Northwest corner of this described tract.

Thence S 73°30'38" E, with the North line of this described tract and the South line of a called Tract 7 conveyed in a deed to Randall Carpenter and Isla Carpenter as recorded in Volume 2598, Page 139, Official Public Records, Eastland County, Texas, passing a found 3/8" iron rod at 10.32 feet, a 3/8" spike found for the Southeast corner of Randall Carpenter and Isla Carpenter called Tract 7 at 133.43 feet and continuing a total distance of 153.22 feet to a 3/8" spike set for the Northeast corner of this described tract.

Thence S 02°43'37" E, 85.54 feet with the East line of this described tract and Lot 50, same being the West line of Eastland County Road No. 530, to the place of beginning and containing 0.334 acres of land.