

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FALLS County

Deed of Trust Dated: March 16, 2000

Amount: \$77,413.76

Grantor(s): DEBBIE BUTLER

Original Mortgagee: ASSOCIATES FINANCIAL SERVICES COMPANY OF TEXAS, INC.

Current Mortgagee: CITIMORTGAGE, INC.

Mortgagee Servicer and Address: c/o CENLAR FSB, 425 Phillips Blvd., Ewing, NJ 08618

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: Volume 106, Page 50

Legal Description: .SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

Date of Sale: August 2, 2022 between the hours of 10:00 AM and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

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

KRISTOPHER HOLUB OR AARTI PATEL, AMY ORTIZ, PETE FLOREZ, KEVIN KEY, JAY JACOBS, DONNA STOCKMAN, DAVID STOCKMAN, JANET PINDER, TIM LEWIS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, DYLAN RUIZ, KATHLEEN ADKINS, REID RUPLE OR PETE FLOREZ 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.



Anthony Adam Garcia, ATTORNEY AT LAW

HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, SUITE 2800
Houston, Texas 77002
Reference: 2018-002110



Printed Name Donna Stockman
c/o Tejas Trustee Services
14800 Landmark Blvd, Suite 850
Addison, TX 75254

FILED _____ M

JUN 30 2022

CO. CLK. FALLS CO.

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 14,000 SQ. FT. BEING ALL OF LOT 3 AND THE NORTH ½ OF LOT 4 OF A RESUBDIVISION OF BLOCK 5 OF AIKMAN ADDITION IN THE CITY OF MARLIN, FALLS COUNTY, TEXAS ACCORDING TO THE SURVEY PLAT OF RESUBDIVISION OF AIKMAN ADDITION RECORDED IN VOLUME 2, PLAT 69, OF THE FALLS COUNTY PLAT RECORDS AND BEING ACTUALLY ALL OF LOTS 8 AND 9 OF BLOCK 5 OF SAID ORIGINAL PLAT OF AIKMAN ADDITION RECORDED IN VOLUME 40, PAGE 190 OF THE FALLS COUNTY DEED RECORDS, SAID 14,000 SQ. FT. TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Commencing at a ½ inch iron rod marking the Northwest corner of Block 5 as delineated on said plat marking the intersection of the East right-of-way line of Harris St. and the South right-of-way line of Fuschie St. (both 50.00 ft. in width);

Thence North 89 degrees 50 minutes 00seconds East with the South right-of-way line of Fuschie St. a distance of 160 ft. to a ½ inch iron rod found at the Northwest corner of Lot 3 of the said Block 5 and marking the Northeast corner of a 20.00 ft. dedicated alley and marking the Northwest corner and PLACE of BEGINNING of the herein described 14,000 sq. ft. tract;

Thence North 89 degrees 50 minutes 00 seconds with the South right-of-way line of Fuschie St. a distance of 140.00 ft. to a ½ inch iron rod found at the Northeast corner of Block 5 marking the intersection of the South right-of-way line of Fuschie St. and the West right-of-way line of Homer St. (50.00 ft. in width);

Thence South 0 degrees 10 minutes 00 seconds East with the West right-of-way line of Homer St. a distance of 100 ft. to a 5/8 inch iron rod marking the Southeast corner of the herein described 14,000 sq. ft. and marking the Southeast corner of the original said lot 9 of said Block 5 and the Northeast corner of the said Lot 10 and in the midpoint of resubdivision of Lot 4:

Thence South 89 degrees 50 minutes 00 seconds West with the division line between lots 9 and 10 and the mid-line of Lot 4 a distance of 140.00 ft. to a 5/8 inch iron rod set in the Southwest corner of the herein described 14,000 sq. ft tract marking the Southwest corner of Lot 9 and the Northwest corner of Lot 10 and in the East boundary of a 20.00 dedicated alley and in the midpoint of Lot 4;

Thence North with the East boundary of said alley and with the West line of Lot 4 and 3 a distance of 100.00 ft. to the PLACE of BEGINNING and containing 14,000 sq. ft.