

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

10:15 POSTED  
A.M. \_\_\_\_\_ P.M.

**ERATH County Deed of Trust:**

**Dated:** December 24, 2002

**Amount:** \$95,000.00

**Grantor(s):** EULOJIA C. FACIO and JUAN FACIO

**Original Mortgagee:** FIRST NATIONAL BANK OF GRANDBURY

**Current Mortgagee:** CITIMORTGAGE, INC.

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

**Recording Information:** Document No. 29819

**Legal Description:** SEE ATTACHED EXHIBIT "A"

**Whereas, EULOJIA C. FACIO is deceased.**

**Whereas, JUAN FACIO is deceased.**

Whereas, and Order Allowing Foreclosure of Preferred Debt and Lien was entered on May 29, 2014 under Cause No. P09053 in the Probate Court of ERATH County, Texas

**Date of Sale:** September 2, 2014 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 ERATH 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.

ANGELA LEWIS OR TIM LEWIS OR BRENDA WIGGS OR DENISE BOERNER OR DONNA STOCKMAN 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.

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2013-005184

ANGELA LEWIS OR TIM LEWIS OR BRENDA WIGGS OR DENISE  
BOERNER OR DONNA STOCKMAN  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

JUL 24 2014  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY *gj* DEPUTY



## EXHIBIT "A"

9.99 acres of land out of the Benjamin Brumley Survey, A-108, Erath County, Texas, and being the same land as described in deed from Allen Carr Solomon to Jim D. and Shawna S. Brown recorded in Volume 942, Page 261, Deed Records, Erath County, Texas.

BEGINNING at a 3/8" iron pin found in the west line of County Road 386 being the northeast corner of this tract, the northeast corner of Volume 942, Page 261 and the southeast corner of a 127.00 acre tract described in Volume 405, Page 483, Deed Records;

THENCE S 29°32'05"E with the west line of County Road 386 a distance of 728.76 to a 3/8" iron pin found for the southeast corner of this tract and the northeast corner of Lot 1 of the Alta Vista Estates;

THENCE S 60°54'53"W 320.22' to a 3/8" iron pin found for the northwest corner of Lot 1 of the Alta Vista Estates;

THENCE N 29°05'07"W 202.89' to a 3/8" iron pin found for the northeast corner of Lot 18 of Alta Vista Estates;

THENCE S 60°54'53"W 491.76' to a 3/8" iron pin found for the northwest corner of Lot 17 Alta Vista Estates and the southwest corner of this tract;

THENCE N 7°28'40"W 565.94' to a pipe fence corner of the northwest corner of this tract and the northwest corner of Volume 942, Page 261;

THENCE N 60°56'44"E 597.86' to the place of beginning and containing 9.99 acres of land.