

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**LUBBOCK County**  
**Deed of Trust Dated:** June 30, 2020  
**Amount:** \$127,645.00  
**Grantor(s):** ROBYN EDDINGTON  
**Original Mortgagee:** CITY BANK DBA CITY BANK MORTGAGE  
**Current Mortgagee:** CITY BANK  
**Mortgagee Address:** CITY BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047  
**Recording Information:** Document No. 2020026938  
**Legal Description:** SEE "EXHIBIT A"

WHEREAS ROBYN EDDINGTON is deceased.

**Date of Sale:** August 1, 2023 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 LUBBOCK 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.

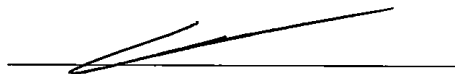
CLAY GOLDEN OR ANGIE USELTON, BOBBY FLETCHER, DAVID RAY, ISRAEL CURTIS, JONATHAN SCHENDEL, LISA BRUNO, CHARLES GREEN, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, CONRAD WALLACE, MATTHEW HANSEN, ALEENA LITTON, TERRY BROWDER, JAMIE OSBORNE, LAURA BROWDER, JOSHUA SANDERS OR MARSHA MONROE have been appointed 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. §§ 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 Alton Garcia, ATTORNEY AT LAW  
 HUGHES, WATTERS & ASKANASE, L.L.P.  
 1201 Louisiana, SUITE 2800  
 Houston, Texas 77002  
 Reference: 2023-001277

  
 Printed Name: Terry Browder  
 c/o Tejas Trustee Services

14800 Landmark Blvd, Suite 850  
 Addison, TX 75254

**EXHIBIT A**

**LEGAL DESCRIPTION**

**FIELD NOTES** on a 1.04 acre tract being the same tract as the tract described in Lubbock County Clerk File Number 2009041909 and out of Section 13, Block I, Lubbock County, Texas and further described by metes and bounds as follows:

**BEGINNING** at a found railroad spike having Texas North Central Zone Coordinates of North 7261207.12, East 1001439.10 (NAD 83, 2011, Epoch 2010.0000) for the Southeast corner of the North Half of the Southeast Quarter of Section 13, and the Northeast corner of this tract from which the Southeast corner of Section 13, Block I by Deed calls bears South, 1320.00 feet;

**THENCE** S 01°43'16" W (Texas North Central Zone Bearing Basis) (called South), along the East line of Section 13, Block I and near the centerline of County Road 3300 (a strip paved road), a distance of 131.96 feet (called 132.00 feet) to a found nail for the Southeast corner of this tract;

**THENCE** N 88°18'07" W (called West), at 49.9 feet pass a found 1/2" Iron rod in the West Occupied Right-of-Way line of County Road 3300, continuing for a total distance of 343.16 feet (called 343.26 feet) to a found 1/2" Iron rod for the Southwest corner of this tract;

**THENCE** N 01°42'14" E (called North), a distance of 132.06 feet (called 132.00 feet) to a found 1/2" Iron rod for the Northwest corner of this tract;

**THENCE** S 88°17'04" E (called East), at a distance of 293.22 feet (called 293.26 feet) pass a set 1/2" Iron rod with green cap marked RPLS 446D in the West Occupied Right-of-Way Line of County Road 3300, continuing for a total distance of 343.22 feet (called 343.26 feet) to the PLACE OF BEGINNING and containing 1.04 acres including any Right-of-Way.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



*Kelly Pinion*

Kelly Pinion, County Clerk  
Lubbock County, TEXAS  
05/25/2023 10:48 AM  
FEE: \$3.00  
2023019129