

Browder Title Research
897 Elmwood Dr
Abilene TX 79605

2023019128 3 PGS NOTICE



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

LUBBOCK County
Deed of Trust Dated: June 30, 2020
Amount: \$127,845.00
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.

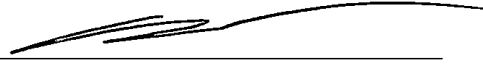
CLAY GOLDEN OR ANGIE USELTON, BOBBY FLETCHER, DAVID RAY, ISRAEL CURTIS, JONATHAN SCHENDEL, LISA BRUNO, CHARLES GREEN, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, CONRAD WALLACE, MATTHEW HANSEN, ALEENA LITTON, TERRY BROWDER, JAMIE OSBORNE, LAURA BROWDER, JOSHUA SANDERS OR MARSHA MONROE have been appointed 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 Alva 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

STATE OF TEXAS

COUNTY OF ~~LUBBOCK~~ *Taylor*

Before me, the undersigned authority, on this 24 day of May 2023,
personally appeared Terry Browder, known to me to be the person(s) whose name
is/are subscribed to the foregoing instrument, and acknowledged to me that he/she executed the
same for the purposes and consideration therein expressed, and in the capacity therein stated.

Jamie Lynn Osborne

NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING RETURN TO:
Hughes, Watters & Askanase, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2023-001277

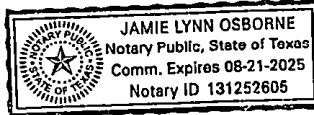


EXHIBIT A

LEGAL DESCRIPTION

FIELD NOTES on a 1.04 acre tract being the same tract as the tract described in Lubbock County Clerk File Number 2009041809 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 131.98 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 343.18 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 4460 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: \$34.00
2023019128