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Not Compared  
or Verified

409 WEST 11TH  
THORNTON, TX 76687

20130162400075

HOME EQUITY POSTING WITH ORDER ATTACHED

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

(See TEX. CONST. art. XVI, § 50a(6) Order attached)

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 immediately.

1. **Date, Time, and Place of Sale.**

Date: January 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 10, 2007 and recorded in Document VOLUME 1251, PAGE 127 real property records of LIMESTONE County, Texas, with STACI WALTON, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STACI WALTON, securing the payment of the indebtednesses in the original principal amount of \$30,391.79, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIFINANCIAL SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

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

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. CITIFINANCIAL SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIFINANCIAL SERVICING LLC  
300 ST. PAUL PLACE  
BALTIMORE, MD 21202

~~BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY~~

Substitute Trustee

c/o

15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS20130162400075

**EXHIBIT "A"**

FIELD NOTES FOR THE SURVEY OF 0.287 ACRES OF LAND OUT OF SUBDIVISION 7, DIVISION XII, IN THE TOWN OF THORTON, LIMESTONE COUNTY, TEXAS. REVISED MAP OR TOWN OF THORTON, LIMESTONE COUNTY, TEXAS. BEING RECORDED AS PLAT NO. 462 IN THE NAT RECORDS OF LIMESTONE COUNTY, TEXAS. SAID 0.287 ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED TO JEFFREY LYNN ADAMS, AND WIFE, JENNIFER LYNN ADAMS, BY DEED DATED DECEMBER 17, 1 983, AND RECORDED IN VOLUME 717, PAGE 328, OF THE LIMESTONE COUNTY, TEXAS. DEED RECORDS.

BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF WEST 11TH STREET, SAID PIN AT THE NORTHWEST EARLIER OF SAID ADAMS TRACT, AND BEING THE NORTHWEST CORNER OF THIS,

THENCE: S 78 DEG 00' 00" E 50 FT. ALONG SAID SOUTH LINE OF STREET AND WITH THE NORTH LINE OF SAID ADAMS TRACT TO AN IRON PIN AT ITS NORTHEAST CORNER, AND BEING THE NORTHEAST CORNER OF THIS.

THENCE: S 13 DEG 01' 25" W 250 FT. ALONG THE EAST LINE OF SAID ADAMS TRACT TO AN IRON PIN AT ITS SOUTHEAST CORNER, AND BEING THE SOUTHEAST CORNER OF THIS,

THENCE: N 78 DEG 00' 00" W 50 FT. ALONG THE SOUTH LINE OF SAID ADAMS TRACT TO AN IRON PM AT ITS SOUTHWEST CORNER, AND BEING THE SOUTHWEST CORNER OF THIS.

THENCE: N 13 DEG 01' 25" E 250 FT. ALONG THE WEST LINE OF SAID ADAMS TRACT TO THE POINT OF BEGINNIG.



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FIELD NOTES FOR THE SURVEY OF 0.287 ACRES OF LAND OUT OF SUBDIVISION 7, DIVISION XII, IN THE TOWN OF THORTON, LIMESTONE COUNTY, TEXAS, REVISED MAP OR TOWN OF THORTON, LIMESTONE COUNTY, TEXAS. BEING RECORDED AS PLAT NO. 462 IN THE NAT RECORDS OF LIMESTONE COUNTY, TEXAS. SAID 0.287 ACRE TRACT BEING THAT SAME TRACT OF LAND CONVEYED TO JEFFREY LYNN ADAMS, AND WIFE, JENNIFER LYNN ADAMS, BY DEED DATED DECEMBER 17, 1983, AND RECORDED IN VOLUME 717, PAGE 328, OF THE LIMESTONE COUNTY, TEXAS. DEED RECORDS.

BEGINNING AT AN IRON PIN IN THE SOUTH LINE OF WEST 11TH STREET, SAID PIN AT THE NORTHWEST EARLIER OF SAID ADAMS TRACT, AND BEING THE NORTHWEST CORNER OF THIS,

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4. The lien to be foreclosed is indexed or recorded at VOLUME 1251, PAGE 127 and recorded in the real property records of LIMESTONE County, Texas.
5. The material facts establishing Respondent('s/s') default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*

