

CITIMORTGAGE, INC. (CMI)
WORKMAN, DEBRA L.
703 SOUTH 2ND STREET, COPPERAS COVE, TX 76522

FHA 492-7258000-703
Our File Number: 16-025777

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OCT 24 2016

Debra Workman
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 13, 2004, DEBRA L. WORKMAN, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to TOMMY J. WALLACE, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST NATIONAL BANK TEXAS DBA FIRST COMMUNITY MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of CORYELL COUNTY, TX and is recorded under Clerk's File/Instrument Number 174043, rerecorded on September 10, 2004, as Instrument 174729 and rerecorded on February 8, 2005, as Instrument 179198 to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, December 6, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Coryell county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Coryell, State of Texas:

FIELD NOTES FOR A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE JAMES GEORGE SURVEY, AND THE LAND HEREIN DESCRIBED BEING PART OF LOT 1 AND PART OF LOT 2, BLOCK 4, ELLIOT ADDITION, AN ADDITION TO THE CITY OF COPPERAS COVE, TEXAS, BEING OF RECORD IN VOLUME 45, PAGE 621, PLAT RECORDS OF CORYELL COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 703 SOUTH 2ND STREET
COPPERAS COVE, TX 76522
Mortgage Servicer: CITIMORTGAGE, INC.
Noteholder: CITIMORTGAGE, INC.
1000 TECHNOLOGY DRIVE
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

Donna Stockman
SUBSTITUTE TRUSTEE
DONNA STOCKMAN OR TIM LEWIS OR BRENDA WIGGS OR GUY WIGGS OR DAVID STOCKMAN OR LORI MCCARTY OR DENISE BOERNER OR JILL NICHOLS OR MEGHAN LAMONTE OR JUANITA COX OR JIMMY CARROLL BREWER OR STEPHEN RAWLINGS OR DIASHA PERKINS OR JASON BREWER OR FREDERICK BRITTON OR JACK BURNS II OR AARTI PATEL OR PAMELA THOMAS OR ANGELA LEWIS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

FIELD NOTES for a tract of land in Coryell County, Texas, part of the James George Survey, and the land herein described being Part of Lot 1 and Part of Lot 2, Block 4, Elliot Addition, an addition to the city of Copperas Cove, Texas, being of Record in Volume 45, Page 621, Plat Records of Coryell County, Texas.

BEGINNING at a 3/8" iron rod set in the east RIGHT OF WAY line of 2nd Street that bears S. 19° 00' 00" W., 20.00 feet from the northwest corner of said Lot 2, for the southwest corner of this.

THENCE with said east RIGHT OF WAY, N. 19° 00' 00" E., 70.00 feet to a 3/8" iron rod set, for the northwest corner of this.

THENCE S. 71° 08' 44" E., 145.34 feet to a 3/8" iron rod set in the east line of said Lot 1 and in the west RIGHT OF WAY line of a 20.00 foot wide alley, for the northeast corner of this.

THENCE with said west RIGHT OF WAY and said east line, S. 19° 00' 00" W., 70.00 feet to a 3/8" iron rod set in the east line of said Lot 2, for the southeast corner of this.

THENCE N. 71° 08' 44" W., 145.34 feet to the PLACE OF BEGINNING containing 0.234 acre of land.

The bearings for the above description are based on the assumed bearing of 2nd Street.

EXHIBIT A

dlw