

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
11/24/2008

**Grantor(s)/Mortgagor(s):**  
DONALD GORDON COMSTOCK, AKA  
DONALD G. COMSTOCK, A SINGLE PERSON,  
DORIS ANN COLES, A SINGLE PERSON

**Original Beneficiary/Mortgagee:**  
CITIFINANCIAL, INC.

**Current Beneficiary/Mortgagee:**  
Citigroup Mortgage Loan Trust 2017-RP1

**Recorded in:**  
**Volume:** 1728  
**Page:** 449  
**Instrument No:** 8687

**Property County:**  
**BROWN**

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100,  
Irvine, CA 92618

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

**Date of Sale:** 9/1/2020

**Earliest Time Sale Will Begin: 10am**

**Place of Sale of Property:** SOUTH (MAIN) ENTRANCE OF THE COURTHOUSE IN AN AREA NOT TO EXCEED 12 FEET FROM THE FRONT DOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

***Notice Pursuant to Tex. Prop. Code § 51.002(i):***

**Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.**

Linda J. Reppert  
Linda J. Reppert or Howard Whitney  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time 2:35pm  
  
**JUL 30 2020**  
  
By Deputy: John Doe

**MH File Number:** TX-19-73907-HE  
**Loan Type:** Conventional Residential

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN BROWN COUNTY, TEXAS, BEING LOTS FIVE (5), SIX (6), SEVEN (7) BLOCK TWO (2), OF MARTIN HEIGHTS ADDITION TO THE CITY OF BROWNWOOD, TEXAS, AND THE SAME TRACT DESCRIBED IN TWO DEEDS, ONE FROM FLOYD W. WILLIAMSON TO JAMES A. TOWNSEND AND WIFE, JULIA DATED 12-18-52 FOR LOTS 5 AND 6 AND RECORDED IN VOLUME 410, PAGE 601, AND THE SECOND DEED FROM GEORGE HORTON AND WIFE, DIVIAN L. TO JAMES A. TOWNSEND AND WIFE JULIA, DATED 9-17-80 AND RECORDED IN VOLUME 776, PAGE 161, DEED RECORDS OF SAME FOR LOT 7, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1 1/4 STEEL PIPE FOUND AT THE END OF A FENCE LINE OF THE NE LINE OF EIGHTH STREET FOR THE WEST CORNER OF LOT 5 AND THIS TRACT, SAID POINT BEING 200.0 FEET S 45 DEG E FROM THE WEST CORNER OF BLOCK 2;

THENCE 44 DEG 04 MIN E 123.00 FEET ALONG THE SE LINE OF LOT 4 AND A FENCE LINE TO A 3/8 INCH REBAR SET 1.0 FEET PAST THE CORNER POST ON THE SW LINE OF 15 FOOT ALLEY FOR THE NORTH CORNER OF LOT 5 AND THIS TRACT;

THENCE S 45 DEG E 150.00 FEET ALONG SAID ALLEY, PASSING THE NORTH CORNER OF LOT 6 AT 50.0 FEET, AND THE NORTH CORNER OF LOT 7 AT 100.0 FEET TO A 3/8 INCH REBAR SET FOR THE EAST CORNER OF LOT 7 AND THIS TRACT;

THENCE S 45 DEG W 123.00 FEET, PASSING THE CORNER POST AT 2.3 FEET, ALONG THE NW LINE OF LOT 8 AND PARTLY ALONG A FENCE LINE AND A CONCRETE CURB TO A 1/2 INCH STEEL PIPE FOUND ON THE NE LINE OF EIGHTH STREET FOR THE SOUTH CORNER OF LOT 7 AND THIS TRACT;

THENCE N 45 DEG W 150.00 FEET ALONG THE NE LINE OF SAID 8<sup>TH</sup> STREET TO THE POINT OF BEGINNING.

