

HOME EQUITY POSTING WITH ORDER ATTACHED

1629 WEST 10TH AVENUE  
CORSICANA, TX 75110

20110162400031

**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: April 01, 2014

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT STEPS OF THE NAVARRO 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 March 19, 2007 and recorded in Document CLERK'S FILE NO. 00002854 real property records of NAVARRO County, Texas, with STEVE ANTHONY GOFF AND BEKKI E. BRISCO, grantor(s) and CITIFINANCIAL, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by STEVE ANTHONY GOFF AND BEKKI E. BRISCO, securing the payment of the indebtednesses in the original principal amount of \$39,486.22, 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT A, A PART OF BLOCK NO. 641, OF THE CAL KERR ANNEX ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM KAREN REEVES TO GARY WAYNE BROWN AND WIFE DEBRA LYNN BROWN, DATED FEBRUARY 15, 1980, RECORDED IN VOLUME 930, PAGE 806 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS.

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, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

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

J. HOWELL, OR B. HOWELL  
Substitute Trustee

c/o  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

2014-51  
FILED FOR RECORD  
AT 12:32 O'CLOCK P. M.

MAR 10 2014

SHERY DOWD  
COUNTY CLERK NAVARRO COUNTY, TEXAS  
DEPUTY



NOS20110162400031

FILED

I

Cause Number D12-21020-CV

In re: Order for Foreclosure  
Concerning

1629 WEST 10TH AVENUE,  
CORSICANA, TX 75110  
Under Tex. R. Civ. Proc. 736

2012 NOV 19 AM 11:12  
IN THE DISTRICT COURT OF  
JOSHUA B. TACKETT  
DISTRICT CLERK  
NAVARRO COUNTY, TX  
DEPUTY

NAVARRO COUNTY, TEXAS

13th JUDICIAL DISTRICT

FILED

JOSHUA B. TACKETT  
DISTRICT CLERK  
NAVARRO COUNTY, TX  
DEPUTY

DEFAULT HOME EQUITY FORECLOSURE ORDER

On this date the court considered Robert D. Forster II (hereinafter "Petitioner") the appointed Substitute Trustee under the terms of the security instrument and at the request of CITIFINANCIAL, INC., Tex. R. Civ. P. 736 home equity foreclosure Application. The court has determined that it has jurisdiction over the subject matter and the parties in this proceeding. After reviewing the Motion for Default Order, the pleadings, the affidavits and the arguments of counsel, the court finds:

1. The Respondent(s) and their last known address (Tex. Prop. Code § 51.0001(2)) are as follows:

STEVE ANTHONY GOFF  
1629 WEST 10TH AVENUE, CORSICANA, TX 75110

BEKKI E. BRISCO  
1629 WEST 10TH AVENUE, CORSICANA, TX 75110

2. The commonly known street address of the property encumbered by the lien sought to be foreclosed is 1629 West 10th Avenue, Corsicana, TX 75110 (the "Property"). The Property legal description is:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING LOT A, A PART OF BLOCK NO. 641, OF THE CAL KERR ANNEX ADDITION TO THE CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN DEED FROM KAREN REEVES TO GARY WAYNE BROWN AND WIFE DEBRA LYNN BROWN, DATED FEBRUARY 15, 1980, RECORDED IN VOLUME 930, PAGE 806 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS.

3. The Debt exists and is secured by a lien created under TEX. CONST. ART. XVI, § 50(a)(6), for a home equity loan.
4. Petitioner is the Substitute Trustee duly appointed to carry out the terms of the Deed of Trust by holder of the Note and Deed of Trust. Steve Anthony Goff (hereafter "Obligor" whether one or more) executed the promissory note dated March 19, 2007 in the original principal amount of 39,486.22. Obligor is the party obligated to pay the loan agreement, contract, or lien sought to be foreclosed.
5. Bekki E Brisco (hereafter "Mortgagor(s)"), are not makers or assumers of the underlying Debt. Mortgagor(s) and Obligor executed a security instrument ("Deed of Trust"), which is recorded in the Navarro County Real Property Records at CLERK'S FILE NO. 00002854.
6. Respondent failed to make payments in accordance with terms of the loan agreement, contract or deed of trust and is in default under the terms of those agreements.
7. As of the date the application was filed, Obligor failed to remit the installment payment due for June 16, 2010 and the installments that have become due after that date. As of 02/29/2012, there are at least 20 unpaid scheduled payments. The amount required to cure the default before 02/29/2012 is \$10,673.10. The amount required to pay off the loan in full before February 29, 2012 is \$39,680.06. This amount does not include attorneys' fees, late charges, interest, fees, costs, escrow advances or other lawful charges paid after February 29, 2012, all of which will continue to accrue according to the terms of the Note and Deed of Trust.
8. The requisite notices to cure the default and accelerate the maturity of the Debt have been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired.

9. Before the application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

10. The court further finds that the Application complies with Tex. R. Civ. P. 735 and 736; that in accordance with Tex. R. Civ. P. 736.7(c) a copy of the required Return of Service has been on file with the Clerk of the Court for at least ten (10) days. Petitioner has established the basis for foreclosure; that Petitioner has appointed J.Howell, Or B.Howell or their successor, as the substitute trustee to conduct the foreclosure contemplated by this proceeding; and that Petitioner may proceed with foreclosure of the secured Property according to the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law in accordance with Tex. R. Civ. P. 736.9.


IT IS THEREFORE ORDERED that the Petitioner may proceed with a foreclosure sale under the terms of the security instrument, Tex. Prop. Code § 51.002 and applicable law with respect to the secured Property made the subject of this proceeding.

SIGNED this 16th day of November, 2012

ORIGINAL SIGNED BY  
JAMES LAGOMARSINO

JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

  
\_\_\_\_\_  
Kimberly Buteaud  
Texas Bar No. 24038796  
Paige E. Bryant  
Texas Bar No. 24051920  
Texas Bar No. 24076913  
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ATTORNEYS FOR APPLICANT