

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 120647-TX

Date: April 1, 2024

County where Real Property is Located: Eastland

ORIGINAL MORTGAGOR: NETTICIA M. DOREMUS, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR USAA FEDERAL SAVINGS BANK, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: CITIGROUP MORTGAGE LOAN TRUST 2021-RP4

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 12/17/2007, RECORDING INFORMATION: Recorded on 12/19/2007, as Instrument No. 2007-02704529 in Book OR 02562 Page 00041 and later modified by a loan modification agreement recorded as Instrument 2020-000766 on 03/20/2020

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A 3.769 ACRE TRACT OF LAND OUT OF THE SOUTH 1/2 OF SECTION 48, BLOCK 2, H. & T.C. R.R. CO. SURVEY, ABSTRACT 1614, EASTLAND COUNTY, TEXAS, BEING THE SAME TRACT OF LAND CONVEYED TO ROY GENE SQUYRES AND WIFE, MICHAELYN R. SQUYRES IN VOLUME 2421, PAGE 268, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, AND MORE COMPLETELY DESCRIBED IN ATTACHED IN EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2024**, the foreclosure sale will be conducted in **Eastland** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for CITIGROUP MORTGAGE LOAN TRUST 2021-RP4 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

CITIGROUP MORTGAGE LOAN TRUST 2021-RP4
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.
Coppell, TX 75019

RECEIVED 1:00 P
CATHY JENTHO, COUNTY CLERK M.

APR 04 2024

EASTLAND COUNTY, TEXAS
By [Signature] Deputy

AP NOS/SOT 08212019




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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE LAURA BROWDER, TERRY BROWDER, JAMIE OSBORNE, PAUL A. HOEFKER** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.



By: 
Paul A. Hoefker, Attorney
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

EXHIBIT " A "

TS# 120647-TX

Being a 3.769 acre tract of land out of the South ½ of Section 48, Block 2, H. & T.C. R.R. Co. Survey, Abstract 1614, Eastland County, Texas, being the same tract of land conveyed to Roy Gene Squyres and wife, Michaelyn R. Squyres in Volume 2421, Page 268, Official Public Records of Eastland County, and described as follows;

Beginning at a 5/8" iron rod found at the southeast corner of this tract, the northeast corner of a 6.694 acre tract conveyed to Bobby Lee Hammontree in Volume 1766, Page 254, Official Public Records of Eastland County, Texas, and on the west line of F.M. Highway 679 (South Crescent Street);

Thence S 89°18'28" W, a distance of 394.89' to a ½" iron rod set at a fence corner post and on the north line of said Hammontree tract as fenced;

Thence N 00°22'14" W, a distance of 417.38', along a fence line, to a spike set in a fence corner post;

Thence N 89°43'00" E, a distance of 394.58, along the south fence line of the Babu Patel tract conveyed in Volume 1776, page 274, Official Public Records of Eastland County, Texas, to a ½" iron rod set at a fence corner post on the west line of F.M. Highway 679;

Thence S 00°24'47" E, a distance of 414.56', along the west line of said highway, to the POINT OF BEGINNING; said described tract containing 3.769 Acres, more or less.