

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: **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. Tex. Prop. Code § 51.002(i)**

Deed of Trust Date: June 29, 2006	Original Mortgagor/Grantor: STEFANNI MOORE
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR AMERICAN STATE BANK., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 RECEIVED <u>11:40 A</u> M. CATHY JENTHO, COUNTY CLERK
Recorded in: Volume: 2438 Page: 0001 Instrument No: 02602731	Property County: EASTLAND APR 11 2024 EASTLAND COUNTY, TEXAS By <u>EN</u> Deputy
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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.

Secures:Note in the original principal amount of \$40,400.00, executed by STEFANNI MOORE and payable to the order of Lender.

Property Address/Mailing Address: 700 AVE I, CISCO, TX 76437

Legal Description of Property to be Sold: BEING A PART OF SUBDIVISION 4, BLOCK P, CITY OF CISCO, EASTLAND COUNTY, TEXAS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND AT THE EAST CORNER OF THIS TRACT, THE NORTH CORNER OF THE TRACT OF LAND CONVEYED TO JERRY M. ECKHART AND BARBARA ECKHART IN VOLUME 1501, PAGE 1, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, AND ON THE SOUTHWESTERLY LINE OF AVENUE I;

THENCE S 60°47'54" W, A DISTANCE OF 150.37', ALONG THE NORTHWESTERLY LINE OF SAID ECKHART TRACT, TO A 60D NAIL SET FOR A CORNER;

THENCE N 29°30'00" W, A DISTANCE OF 74.24', ALONG THE NORTHEASTERLY LINE OF THE JAMES J. STRAHAN TRACT CONVEYED IN VOLUME 2345, PAGE 222, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, TO A 1/2" IRON ROD SET FOR A CORNER;

THENCE N 60°30'00" E, A DISTANCE OF 150.00', ALONG THE SOUTHEASTERLY LINE OF WEST 7TH STREET, TO A 1/2" IRON ROD SET FOR A CORNER;

THENCE S 29°46'55" E, A DISTANCE OF 75.02', ALONG THE SOUTHWESTERLY LINE OF AVENUE I, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.257 ACRES, MORE OR LESS.

Date of Sale: May 07, 2024	Earliest time Sale will begin: <u>11:40 A</u> M. CATHY JENTHO, COUNTY CLERK
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EASTLAND COUNTY, TEXAS
By EN Deputy

Place of sale of Property: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *CITIGROUP MORTGAGE LOAN TRUST 2021-RP5*, the owner and holder of the Note, has requested Terry Browder, Laura Browder or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *CITIGROUP MORTGAGE LOAN TRUST 2021-RP5* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Terry Browder, Laura Browder or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Browder, Laura Browder or Jamie Osborne whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: If the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the funds paid. The purchaser shall have no further recourse against Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Terry Browder, Laura Browder or Jamie Osborne,
Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112