

NOTICE OF FORECLOSURE SALE

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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: BEING A PART OF SUBDIVISION 4, BLOCK P, CITY OF CISCO, EASTLAND COUNTY, TEXAS AND MORE FULLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES;

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 INCH 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 SOUTH 60 DEGREES 47 MINUTES 54 SECONDS WEST, A DISTANCE OF 150.37 FEET, ALONG THE NORTHWESTERLY LINE OF SAID ECKHART TRACT, TO A 60D NAIL SET FOR A CORNER;

THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 74.24 FEET, 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 INCH IRON ROD SET FOR A CORNER;

THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 150.00, ALONG THE SOUTHEASTERLY LINE OF WEST 7TH STREET, TO A 1/2 INCH IRON ROD SET FOR A CORNER;

THENCE SOUTH 29 DEGREES 46 MINUTES 55 SECONDS EAST, A DISTANCE OF 75.02 FEET, ALONG THE SOUTHWESTERLY LINE OF AVENUE I, TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.257 ACRES, MORE OR LESS.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 06/29/2006 and recorded in Book 02438 Page 00001 Document 02602731 real property records of Eastland County, Texas. Re-filed in Book 02446 Page 00259 real property records of Eastland County, Texas. Re-filed in Document 02603260 real property records of Eastland County, Texas.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: 07/01/2025

Time: 01:00 PM

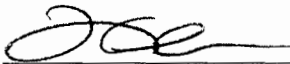
Place: Eastland County, Texas at the following location: THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. *Obligations Secured.* The Deed of Trust executed by STEFANNI MOORE, provides that it secures the payment of the indebtedness in the original principal amount of \$40,400.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 is the current mortgagee of the note and deed of trust and NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is CITIGROUP MORTGAGE LOAN TRUST 2021-RP5 c/o NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

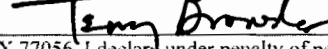
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254


For additional sale information visit: www.mwzmlaw.com/tx-investors

Certificate of Posting

I am  whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 6/5/25 I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

RECEIVED 8:01 A M.
CATHY JENTHO, COUNTY CLERK

JUN 05 2025

EASTLAND COUNTY, TEXAS
By  Deputy