

CENLAR FSB (CEN)
PARKER, ROGERS
308 EAST PATTERSON STREET, EASTLAND, TX 76448

CONVENTIONAL
Firm File Number: 24-041631

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 17, 2001, ROGERS PARKER, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to CLIFFORD D. HARMON, as Trustee, the Real Estate hereinafter described, to CITIFINANCIAL MORTGAGE COMPANY, INC. in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of EASTLAND COUNTY, TX and is recorded under Volume 2020, Page 258, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Texas Home Equity Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, June 3, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **EASTLAND COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Eastland, State of Texas:

BEING 0.999 ACRES OF LAND, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS: THE EAST 20 FEET OF LOT 3, ALL OF LOTS 4, 12, 13 AND THE SOUTH 35.89 FEET OF LOT 14, AND THE EAST 100 FEET OF FORMER LEON STREET, CONNELLO SUBDIVISION OF BLOCK D/3, CITY OF EASTLAND COUNTY. TEXAS BEING THAT SAME PROPERTY DESCRIBED IN THAT CERTAIN DEED RECORDED 2.12.99 IN DEED BOOK 1851 PAGE 85 OF THE DEED RECORDS OF EASTLAND COUNTY, TEXAS

Property Address: 308 EAST PATTERSON STREET
EASTLAND, TX 76448
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618


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.

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

SUBSTITUTE TRUSTEE
Terry Browder, Laura Browder or Jamie Osborne
14800 Landmark Blvd, Suite 850
Dallas, TX 75254


WITNESS MY HAND this day April 9, 2025.



By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
Kathryn Dahlin
State Bar No. 24053165
rgeorge@logs.com

RECEIVED 11:40 A.M.
CATHY JENTHO, COUNTY CLERK

APR 10 2025

EASTLAND COUNTY, TEXAS
By  Deputy

13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for CitiMortgage, Inc.

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 military service to the sender of this notice immediately.