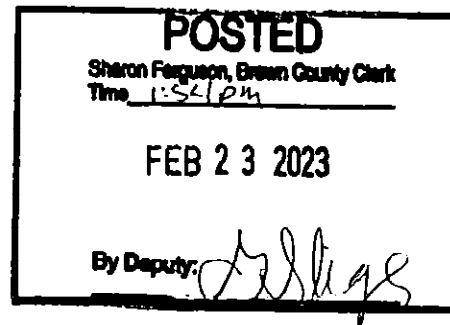


312 GRANDVIEW DRIVE
EARLY, TX 76802



0000009578998

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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: May 02, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE SOUTH BROADWAY PORCH OF THE BROWN 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 December 10, 2004 and recorded in Document VOLUME 181, PAGE 560; AS AFFECTED BY LOAN MODIFICATION AGREEMENTS VOLUME 54, PAGE 985, CLERK'S FILE NO'S. 1701788, 2002228 & 2108863 real property records of BROWN County, Texas, with JOSE N FLORE AND AMPARO FLORES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., (MERS) AS NOMINEE, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JOSE N FLORE AND AMPARO FLORES, securing the payment of the indebtednesses in the original principal amount of \$60,291.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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 in the attached Exhibit A.

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

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LAMAR CRAVENS , CHRISTOPHER D. BROWN, AND STEPHEN E. HAYNES, REYN ROSSINGTON, KIM ANDERSON OR RON ANDERSON whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Eilaura Ortega-Smith, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on Feb 23rd 2023 I filed at the office of the BROWN County Clerk and caused to be posted at the BROWN County courthouse this notice of sale.

Eilaura Ortega-Smith

Declarants Name: Eilaura Ortega-Smith

Date: Feb. 23rd 2023

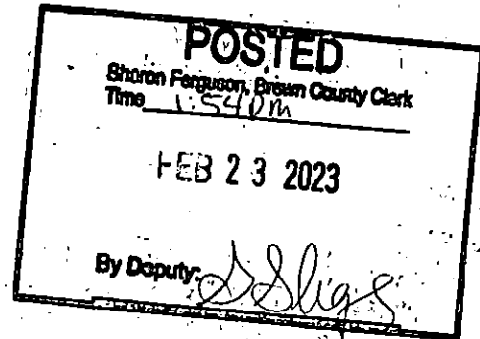


EXHIBIT "A"

LEGAL DESCRIPTION: BEING ALL OF LOT NO. 7, BLOCK NO. 5 OF THE SUNNY DALE ACRES ADDITION, SECTION 4 TO THE CITY OF EARLY IN BROWN COUNTY, TEXAS AS RECORDED IN VOLUME 2, PAGE 112 OF THE PLAT RECORDS OF BROWN COUNTY, TEXAS AND BEING THAT CERTAIN TRACT CONVEYED TO BELINDA GAIL JOHNSON BY DEED RECORDED IN VOLUME 1378, PAGE 922 OF THE REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF WATSON AND ASSOCIATES OF MASON IN NOVEMBER, 2004:

BEGINNING AT AN IRON ROD FOUND IN THE EAST LINE OF BLOCK 5 AND THE NORTH WEST LINE OF THAT CERTAIN PUBLIC STREET KNOWN AS GRANDVIEW DRIVE FOR THE NORTHEAST CORNER OF LOT NO. 6 OF SAID BLOCK 5 AND THE SOUTHEAST CORNER HEREOF AND FROM WHICH AN IRON ROD FOUND BEARS SOUTH 17 DEGREES 08' 22" WEST A DISTANCE OF 7.23 FEET AND ANOTHER FOUND BEARS SOUTH 75 DEGREES 48' 08" EAST A DISTANCE OF 49.63 FEET;

THENCE NORTH 57 DEGREES 40' 43" WEST A DISTANCE OF 135.52 FEET CROSSING SAID BLOCK 5, ALONG A NORTH LINE OF SAID LOT NO. 6 TO CALCULATED POINT FOR THE NORTHWEST CORNER OF SAID LOT NO. 6, A CORNER OF LOT NO. 8 OF SAID BLOCK 5 AND THE SOUTHWEST CORNER HEREOF AND FROM WHICH A CHAIN LINK FENCE CORNER POST FOUND BEARS NORTH 35 DEGREES 19' 57" WEST 1.23 FEET;

THENCE NORTH 13 DEGREES 37' 00" EAST A DISTANCE OF 56.50 FEET CROSSING SAID BLOCK 5, ALONG AN EAST LINE OF SAID LOT NO. 8 TO AN IRON ROD FOUND IN THE SOUTH LINE OF THAT CERTAIN PUBLIC ROAD KNOWN AS PARK DRIVE AND A NORTHEASTERLY LINE OF SAID BLOCK 5 FOR THE NORTHEAST CORNER OF SAID LOT NO. 8 AND THE NORTHWEST CORNER HEREOF AND FROM WHICH AN IRON ROD FOUND BEARS NORTH 76 DEGREES 18' 50" WEST A DISTANCE OF 22.06 FEET

THENCE SOUTH 76 DEGREES 18' 50" EAST A DISTANCE OF 103.39 FEET ALONG A NORTHEASTERLY LINE OF SAID BLOCK 5 AND THE SOUTH LINE OF SAID PARK DRIVE TO AN IRON ROD SET FOR THE BEGINNING OF A CURVE TO THE RIGHT FOR THE INTERSECTION OF SAID PARK DRIVE AND GRANDVIEW DRIVE;

THENCE ALONG AN EASTERLY LINE OF SAID BLOCK 5 AND INTERSECTION OF THE SOUTH LINE OF SAID PARK DRIVE AND THE NORTHWEST LINE OF SAID GRANDVIEW DRIVE, ALONG SAID CURVE TO THE RIGHT WITH AN ARC OF 39.24 FEET, HAVING A RADIUS OF 25.00 FEET AND A CHORD OF SOUTH 31 DEGREES 20' 55" EAST A DISTANCE OF 35.33 FEET TO AN IRON ROD SET FOR THE END OF SAID CURVE AND FROM WHICH AN IRON ROD FOUND BEARS SOUTH 75 DEGREES 58' 02" EAST A DISTANCE OF 49.63 FEET;

THENCE SOUTH 13 DEGREES 37' 00" WEST A DISTANCE OF 74.83 FEET ALONG THE NORTHWEST LINE OF SAID GRANDVIEW DIVE AND THE EAST LINE OF SAID BLOCK 5 TO THE POINT OF BEGINNING, CONTAINING 0.227 ACRES, MORE OR LESS, AS SHOWN ON THE CERTIFIED PLAT PREPARED HEREWITH.

POSTED
Sharon Ferguson, Brown County Clerk
Time 1:54 PM
FEB 23 2023
By Deputy: *[Signature]*