

FILED FOR RECORD
COLORADO COUNTY, TX

2023 DEC 12 PM 4: 12

KIMBERLY MENKE ^{jm}
COUNTY CLERK

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905 COLORADO STREET
GLIDDEN, TX 78943

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: January 02, 2024

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

Place: IN THE FOYER, INSIDE THE MAIN ENTRANCE OF THE COLORADO COUNTY ANNEX BUILDING 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 August 11, 1998 and recorded in Document VOLUME 275, PAGE 686 real property records of COLORADO County, Texas, with MARTHA A CHAMBERLAIN, AN UNMARRIED WOMAN, grantor(s) and HMC-HOME MORTGAGE CONSULTANTS, INC., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by MARTHA A CHAMBERLAIN, AN UNMARRIED WOMAN, securing the payment of the indebtednesses in the original principal amount of \$34,200.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Citigroup Mortgage Loan Trust 2021-RP6 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD.
COPPELL, TX 75019



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LOTS NOS. 3 AND 4, IN BLOCK NO. 33 OF THE TOWN OF GLIDDEN, IN COLORADO COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOLUME 4, PAGE 235, COLORADO COUNTY DEED RECORDS; AND BEING THE SAME LAND DESCRIBED IN THAT CERTAIN DEED FROM D.D. STAIR AND WIFE, ELSIE STAIR, TO ERWIN LEE REIMERS, DATED OCTOBER 26, 1987, AND RECORDED IN VOLUME 548, PAGE 74, COLORADO COUNTY DEED RECORDS.

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 MEGAN L. RANDLE, REBECCA BOLTON, OR AMY JURASEK 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.



Ryan Bourgeois

Certificate of Posting

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

Declarants Name: _____

Date: _____