

CENLAR FSB (CEN)
PERKINS, ESTATE OF WARREN D.
2123 WOODCREEK DRIVE, FLATONIA, TX 78941

CONVENTIONAL
Firm File Number: 17-026884

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 7, 1997, WARREN D. PERKINS, as Grantor(s), executed a Deed of Trust conveying to DALE COUCH, as Trustee, the Real Estate hereinafter described, to GROUP AMERICA MORTGAGE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of FAYETTE COUNTY, TX and is recorded under Clerk's File/Instrument Number 97-7161 Volume 1009, Page 334, 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 Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 5, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Fayette 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 Fayette, State of Texas:

TRACT TWENTY-TWO (22) IN PHASE II OF THE WOODCREEK SUBDIVISION, BEING 10.01 ACRES OF LAND, MORE OR LESS, A PART OF THE S. M. WILLIAMS LEAGUE NO. 3, A-111, IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 33, PLAT RECORDS OF FAYETTE COUNTY, TEXAS.

Property Address: 2123 WOODCREEK DRIVE
FLATONIA, TX 78941
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.

Megan L. Randle
SUBSTITUTE TRUSTEE
Megan Randle, Ebbie Murphy, Jack Burns II, Kristopher Holub, Pamela Thomas, Dylan Ruiz
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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.

FILED

OCT 15 2019
8:58 KTT
Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS