

CENLAR FSB (CEN)
 RENNEY, RICKEY
 285 VZ COUNTY RD 4108, CANTON, TX 75103

FHA 511-1371623-703
 Firm File Number: 23-039873

MAR 30 2023

SUSAN STRICKLAND
 COUNTY CLERK, VAN ZANDT CO., TX
 BY _____ DEP

NOTICE OF TRUSTEE'S SALE

WHEREAS, on May 1, 2015, RICKEY L RENNEY, II AND SARA J RENNEY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to VERDUGO TRUSTEE SERVICE CORPORATION, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2015-003564, 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, June 6, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **VAN ZANDT 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 Van Zandt, State of Texas:

ALT THAT CERTAIN 3.199 ACRE LOT, TRACT OR PARCEL OF LAND SITUATED IN THE E. W. WILEY SURVEY, ABSTRACT NO. 929, AND THE J. M. HARRISON SURVEY, ABSTRACT NO. 356. VAN ZANDT COUNTY, TEXAS. AND BEING ALL OF A CALLED 1.00 ACRE TRACT DESCRIBED IN A DEED FROM N. B. POLLOCK AND BERT POLLOCK TO ROB HUSEBY AND WIFE, LISA HUSEBY, ITS RECORDED IN VOLUME 1341, PAGE 10, VAN ZANDT COUNTY REAL RECORDS, AND BEING PART OF THAT PORTION OF LOT ELM EN (11) OF PHASE H OF WOODCREEK ESTATES (GLIDE 1142-B, VAN ZANDT COUNTY MAL RECORDS) DESCRIBED IN A DEED FROM CLARENCE W. HENDERSON AND JOYCE R. HENDERSON, TO HOBBY H. HUSEBY AND WIFE, LISA A. HUSEBY, AS RECORDED IN VOLUME 1280, PAGE 299, VAN ZANDT COUNTY REAL RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTH CORNER OF SAID 1.00 ACRE TRACT FOR A CORNER;

THENCE SOUTH 46 DEG. 28 MIN. 11 SEC. EAST A DISTANCE OF 323.85 FEET TO A 1/2" IRON ROD FOUND ON THE NORTHWEST LINE OF COUNTY ROAD NO.4108 AT THE EAST CORNER OF SAID 1.00 ACRE TRACT FOR A CORNER;

THENCE SOUTH 41 DEG. 52 MIN. 26 SEC. WEST ALONG THE NORTHWEST LINE OF SAID ROAD A DISTANCE OF 238.87 FEET TO A 3/8" IRON ROD FOUND ON THE EAST LINE OF LOT 11 AT THE SOUTH CORNER OF SAID 1.00 ACRE TRACT FOR A CORNER;

THENCE SOUTH 15 DEG. 35 MIN. 40 SEC. EAST A DISTANCE OF 37.02 FEET TO A NAIL FOUND WITHIN SAID ROAD AT THE SOUTHEAST CORNER OF LOT 11 FOR A CORNER;

THENCE SOUTH 41 DEG. 54 MIN. 05 SEC. WEST ALONG SAID ROAD AND THE SOUTHEAST LINE OF LOT 11 A DISTANCE OF 76.76 FEET TO A POINT FOR A CORNER;

THENCE NORTH 54 DEG. 44 MIN. 30 SEC. WEST PASSING A 1/2" IRON ROD SET FOR A REFERENCE AT A DISTANCE OF 29.83 FEET AND CONTINUING A TOTAL DISTANCE OF 284.95 FEET TO A 1/2" IRON ROD SET ON THE WEST LINE OF THAT PORTION OF LOT 11 DESCRIBED IN DEED TO HUSEBY FOR A CORNER;

THENCE NORTH 14 DEG. 05 MIN. 57 SEC. WEST A DISTANCE OF 258.29 FRET TO A IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID HUSEBY TRACT FOR A CORNER;

THENCE NORTH 76DEG. 53 MIN. 40 SEC. EAST A DISTANCE OF 247.86 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HUSEBY TRACT AND THE NORTHWEST CORNER OF SAID 1.00 ACRE TRACT FOR A CORNER;

THENCE NORTH 41 DEG. 50 MIN. 44 SEC. EAST A DISTANCE OF 30.21 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.199 ACRES OF LAND, MORE OR LESS.

Property Address: 285 VZ COUNTY RD 4108
CANTON, TX 75103
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618

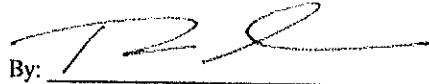
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffiney Bruton, , David Ray
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day March 28, 2023.

By: 

H. Gray Burks IV
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Ronny George
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rgeorge@logs.com
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Telephone No: (713) 462-2565
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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.