

CENLAR FSB (CEN)
ZAVALETA, ALFREDO
1202 BETH LN, ROUND ROCK, TX 78664

128
CONVENTIONAL
Firm File Number: 22-038386

FILED FOR RECORD

MAY 04 2023

Nancy E. Koster
County Clerk, Williamson Co., TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 3, 2006, ALFREDO N. ZAVALETA, JOINED HEREIN PRO FORMA BY HIS/HER SPOUSE, DORA MERCADO, as Grantor(s), executed a Deed of Trust conveying to ELDON J. YOUNGBLOOD, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME123 CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006056698, 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 , **Wednesday, July 5, 2023** 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 at the County Courthouse in WILLIAMSON 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 Williamson, State of Texas:

LOT 10, BLOCK "W", OF MESA RIDGE SECTION EIGHT, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET E, SLIDES (S) 172/173, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.

Property Address: 1202 BETH LN
ROUND ROCK, TX 78664
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
Angela Zavala, Michelle Jones, Richard Zavala, Jr and Sharlet Watts
14800 Landmark Blvd, Suite 850
Dallas, TX 75254

WITNESS MY HAND this day May 3, 2023.


By: H. Gray Burks IV
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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.