NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/3/2015

Grantor(s)/Mortgagor(s):
BOBBY RAY SANCHEZ, JOINED BY SPOUSE, AURORA SANCHEZ

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR GREEN TREE SERVICING LLC, ITS SUCCESSORS AND ASSIGNS

Current Beneficiary/Mortgagee:
Citigroup Mortgage Loan Trust 2021-A by U.S. Bank Trust National Association, not in its individual capacity, but solely in its capacity as Trustee

Recorded in:
Volume: 730
Page: 839
Instrument No: 00001200

Property County:
LAMB

Mortgage Servicer:
Rushmore Loan Management Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
15480 Laguna Canyon Road, Suite 100, Irvine, CA 92618

Legal Description: LOTS FIVE (5) AND SIX (6), BLOCK NINE (9), DUGGAN ANNEX TO THE CITY OF LITTLEFIELD, LAMB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ANNEX RECORDED IN VOLUME 24, PAGE 38, DEED RECORDS OF LAMB COUNTY, TEXAS.

Date of Sale: 8/1/2023 **Earliest Time Sale Will Begin:** 10am

Place of Sale of Property: THE STEPS AT THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

Ronald Byrd

Ronald Byrd
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

MH File Number: TX-23-97651-POS
Loan Type: Conventional Residential