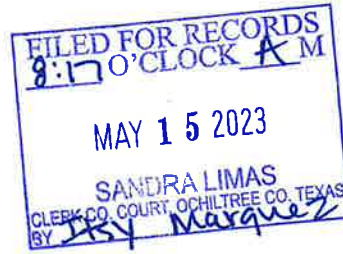


1102 S. BAYLOR ST.
PERRYTON, TX 79070



0000009804568

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: July 05, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE MAIN ENTRANCE OF THE OCHILTREE COUNTY COURTHOUSE 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 April 03, 2001 and recorded in Document VOLUME 591, PAGE 814 real property records of OCHILTREE County, Texas, with JAMES BENTLEY AND WIFE JAMIE BENTLEY, grantor(s) and CENTRAL PACIFIC MORTGAGE COMPANY, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by JAMES BENTLEY AND WIFE JAMIE BENTLEY, securing the payment of the indebtednesses in the original principal amount of \$30,069.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CENLAR FSB, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CENLAR FSB
425 PHILLIPS BLVD
EWING, NJ 08618



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 RONNIE HECK, SHANNON HECK OR GABRIELLE CARRIER 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.

Is Sa

Israel Saucedo

Certificate of Posting

My name is SUSAN BOWERS, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 5-15-2023 I filed at the office of the OCHILTREE County Clerk and caused to be posted at the OCHILTREE County courthouse this notice of sale.

Susan Bowers

Declarants Name: _____

Date: 5-15-2023

1102 S. BAYLOR ST.
PERRYTON, TX 79070

0000009804568

0000009804568

OCHILTREE

EXHIBIT "A"

LOTS FOURTEEN (14) AND FIFTEEN (15), BLOCK ONE (1), PUGH ADDITION, AN ADDITION TO THE CITY OF PERRYTON, OCHILTREE COUNTY, TEXAS, AS THE SAME ARE SHOWN UPON THE PLAT OF SAID ADDITION ON FILE IN THE OFFICE OF THE COUNTY CLERK OF OCHILTREE COUNTY, TEXAS, IN VOLUME 31, PAGE 412, PLAT RECORDS.