

CENLAR FSB (CEN)
THOMAS, JONI
125 MITCHELL CREEK DRIVE, HORSESHOE BAY, TX
78657

CONVENTIONAL
Firm File Number: 24-041509

FORECLOSURE
FILED FOR POSTING

Cecilia McClintock
COUNTY CLERK, LLANO COUNTY, TEXAS

BY *CSpratlen* DEPUTY

DATE *11-14-2024*

TIME *11:45AM*

NOTICE OF TRUSTEE'S SALE

WHEREAS, on February 26, 2021, GARY M. THOMAS AND JONI E. THOMAS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to MICHAEL BURNS, ATTORNEY AT LAW, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXASLENDING.COM in payment of a debt therein described. The Deed of Trust was filed in the real property records of LLANO COUNTY, TX and is recorded under Clerk's File/Instrument Number 21-01640, 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, January 7, 2025** 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 LLANO 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 Llano, State of Texas:

BEING LOT NO. FIVE (5A) SIENA CREEK PHASE ONE, A SUBDIVISION IN LLANO COUNTY, TEXAS, ACCORDING TO THE PLAT OF SIENA CREEK PHASE ONE, RECORDED IN VOLUME 16, PAGE 30 AND 31, PLAT RECORDS OF LLANO COUNTY, TEXAS.

Property Address: 125 MITCHELL CREEK DRIVE
HORSESHOE BAY, TX 78657
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
Martha Rossington, T. Reynolds Rossington, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz.
I Mauchly
Irvine, CA 92618

WITNESS MY HAND this day November 13, 2024.

Johnetta Lang
By: _____
Johnetta Lang Texas Bar # 24036943
Ronny George Texas Bar # 24123104
jlang@logs.com
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040
Telephone No: (713) 462-2565

Facsimile No: (847) 879-4823
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.