

November 7, 2023

002176

CENLAR FSB (CEN)
HABERSHAM, DIMARIO
308 NORTH 8TH STREET, BALLINGER, TX 76821

VA 49-49-6-1216317
Firm File Number: 23-040553

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 26, 2013, DIMARIO LEON HABERSHAM SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to GREGG & VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS in payment of a debt therein described. The Deed of Trust was filed in the real property records of RUNNELS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2418 Volume 387, Page 527, 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, November 7, 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 RUNNELS 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 Runnels, State of Texas:

ALL THAT CERAIN LOT, TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE COUNTY OF RUNNELS, STATE OF TEXAS, BEING KNOWN ANS DESCRIBED AS ALL OF LOT NO. TEN (10) IN BLOCK NO. ONE HUNDRED SIX (106) OF THE FIRST ADDITION (ALSO KNOWN AS THE "THE FIRST RAILROAD ADDITION") TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS AS SAME APPEARS ON THE MAP OF THE PLAN OF SAID ADDITION RECORDED IN VOLUME 1, PAGE 2, PLAT RECORDS OF RUNNELS COUNTY, TEXAS, TO WHICH MAP AND THE RECORD THEREOF REFERENCED IS HERE MADE

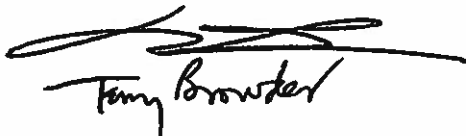
Property Address: 308 NORTH 8TH STREET
BALLINGER, TX 76821
Mortgage Servicer: CENLAR FSB
Mortgagee: CITIMORTGAGE, INC.
425 PHILLIPS BOULEVARD
EWING, NJ 08618


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
Terry Browder, Marsha Monroe, Jamie Osborne or Laura Browder
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day September 20, 2023.


Terry Browder

By: 
H. Gray Burks IV
Texas Bar # 03418320
Ronny George
Texas Bar # 24123104

POSTED September 21, 2023
At 8:59 o'clock A. M
Jennifer Hoffpauir
County Clerk, Runnels County, Texas
By Cecilia Su Deputy

gburks@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.