

CENLAR FSB (CEN)
BYARS, ESTATE OF LAWRENCE ANDREW
591 VZ CR 2914, EUSTACE, TX 75124

VA 494961054275
Firm File Number: 16-026261

FILED FOR RECORD
2019 DEC 16 AM 9:54
SUSAN R. BERRY
COUNTY CLERK
VAN ZANDT COUNTY, TX
DEP.

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 11, 2008, LAWRENCE ANDREW BYARS, A SINGLE MALE, as Grantor(s), executed a Deed of Trust conveying to EDWARD KERSHNER, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR SWBC MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 2008-000559, 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

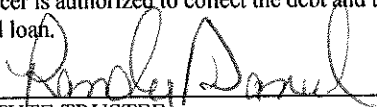
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 4, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Van Zandt** 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 Van Zandt, State of Texas:

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING LOT 16 OF THE SAND HILLS SUBDIVISION UNIT 1, VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION, AS THE SAME APPEARS OF RECORD IN GLIDE 204-A, OF THE PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

Property Address: 591 VZ CR 2914
EUSTACE, TX 75124
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.


SUBSTITUTE TRUSTEE
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713) 462-2565

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.