

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 5/1/2015	<b>Grantor(s)/Mortgagor(s):</b> RICKEY L RENNEY, II AND SARA J RENNEY, HUSBAND AND WIFE
<b>Original Beneficiary/Mortgagee:</b> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR CITIBANK, N.A ITS SUCCESSORS AND ASSIGNS	<b>Current Beneficiary/Mortgagee:</b> CitiMortgage, Inc.
<b>Recorded in:</b> <b>Volume:</b> <b>Page:</b> <b>Instrument No:</b> 2015-003564	<b>Property County:</b> VAN ZANDT
<b>Mortgage Servicer:</b> Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 425 Phillips Blvd , Ewing, NJ 08618
<b>Date of Sale:</b> 1/6/2026	<b>Earliest Time Sale Will Begin:</b> 11am
<b>Place of Sale of Property:</b> Van Zandt County Courthouse, 121 E. Dallas Street, Canton, TX 75103 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Ramiro Cuevas, Patrick Zviers, Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Auction.com LLC, Randy Daniel, Cindy Daniel, Jim O'Bryant, Randy Daniel or Cindy Daniel or Jim O'Bryant, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

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.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): 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.**

Dated: 11/5/2025



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Cenlar FSB

Dated: 11-6-25

Printed Name:

Substitute Trustee  
c/o Auction.com  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
<https://sales.mccarthyholthus.com/>

FILE FOR RECORD

NOV 06 2025

SUSAN STRICKLAND  
COUNTY CLERK VAN ZANDT COUNTY  
BY \_\_\_\_\_ DEP

MH File Number: TX-25-124069-POS  
Loan Type: FHA

Legal Description

TX-25-124069-POS

EXHIBIT "A"

All that certain 3.199 acre lot, tract or parcel of land situated in the E. W. WILEY SURVEY, Abstract No. 929, and the J. M. HARRISON SURVEY, Abstract No. 356, Van Zandt County, Texas, and being all of a called 1.00 acre tract described in a deed from N. B. Pollock and Bert Pollock to Bob Huseby and wife, Lisa Huseby, as recorded in Volume 1341, page 10, Van Zandt County Real Records, and being part of that portion of Lot Eleven (11) of Phase II of WOODCREEK ESTATES (Glide 182-B, Van Zandt County Plat Records) described in a deed from Clarence W. Henderson and Joyce R. Henderson, to Bobby H. Huseby and wife, Lisa A. Huseby, as recorded in Volume 1280, page 299, Van Zandt County Real Records, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the North corner of said 1.00 acre tract for a corner;

THENCE South 46 deg. 28 min. 11 sec. East a distance of 323.85 feet to a 1/2" iron rod found on the Northwest line of County Road No. 4108 at the East corner of said 1.00 acre tract for a corner;

THENCE South 41 deg. 52 min. 26 sec. West along the Northwest line of said road a distance of 238.87 feet to a 3/8" iron rod found on the East line of Lot 11 at the South corner of said 1.00 acre tract for a corner;

THENCE South 15 deg. 35 min. 40 sec. East a distance of 37.02 feet to a nail found within said road at the Southeast corner of Lot 11 for a corner;

THENCE South 41 deg. 54 min. 05 sec. West along said road and the Southeast line of Lot 11 a distance of 76.76 feet to a point for a corner;

THENCE North 54 deg. 44 min. 30 sec. West passing a 1/2" iron rod set for a reference at a distance of 29.83 feet and continuing a total distance of 284.95 feet to a 1/2" iron rod set on the West line of that portion of Lot 11 described in deed to Huseby for a corner;

THENCE North 14 deg. 05 min. 57 sec. West a distance of 258.29 feet to a 1/2" iron rod found at the Northwest corner of said Huseby tract for a corner;

THENCE North 76 deg. 53 min. 40 sec. East a distance of 247.86 feet to a 1/2" iron rod found at the Northeast corner of said Huseby tract and the Northwest corner of said 1.00 acre tract for a corner;

THENCE North 41 deg. 50 min. 44 sec. East a distance of 30.21 feet to the point of beginning and containing 3.199 acres of land, more or less.