

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 9, 2020, NORMANDO BURROLA RIVERA, INDIVIDUAL, as Grantor(s), executed a Deed of Trust conveying to OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CITIBANK, N.A. in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BREWSTER COUNTY, TX** and is recorded under Clerk's File/Instrument Number 110560 Volume 388, Page 375, rerecorded on March 15, 2021, as Instrument 112239, Volume 400, Page 458 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, May 6, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in **BREWSTER 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 Brewster, State of Texas:

BEING A BOUNDARY RETRACEMENT SURVEY OF 0.21 GRID ACRES, MORE OR LESS, LYING IN BREWSTER COUNTY, TEXAS, BEING LOT NO. THREE (3) IN BLOCK NO. SIXTEEN (16) OF NORTH ADDITION TO THE CITY OF ALPINE, RECORDED IN PLAT SLEEVE 108 OF THE BREWSTER COUNTY PLAT RECORDS, EXCEPT 3 VARAS OFF THE WEST PORTION OF SAID LOT, AND ALSO BEING THAT SAME CERTAIN TRACT DESCRIBED IN CONVEYANCE DOCUMENT TO W. H. PERRYMAN, RECORDED IN VOLUME 117, PAGE 534 OF THE BREWSTER COUNTY DEED RECORDS, BREWSTER COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (THE COURSES, DISTANCES, AREAS AND ANY COORDINATES CITED HEREIN OR SHOWN ON THE CORRESPONDING SURVEY PLAT CONFORM TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.) (ALL CORNERS CALLED FOR AS BEING SET ARE MARKED ON THE GROUND WITH 1/4" REBAR WITH PLASTIC IDENTIFICATION CAPS STAMPED "RPLS/6418" ATTACHED UNLESS OTHERWISE NOTED OR SHOWN.)

BEGINNING: AT A SET 1/2" DIAMETER REBAR AT THE COMMON CORNER OF LOTS 2 AND 3 OF SAID NORTH ADDITION BLOCK NO. SIXTEEN, ALSO AT A POINT ON THE NORTHEAST LINE OF THAT SAME CERTAIN TRACT CALLED WESTERLY 3 VARAS (8.33') OF LOTS 2, 3, AND 3 DESCRIBED IN CONVEYANCE DOCUMENT TO THE CITY OF ALPINE RECORDED IN VOLUME 111, PAGE 302 OF THE BREWSTER COUNTY DEED RECORDS, MARKING THE NORTHWEST CORNER OF THAT SAME CERTAIN TRACT CALLED LOT TWO (2) DESCRIBED IN CONVEYANCE DOCUMENT TO SCOTT S. BURCH RECORDED IN VOLUME 275, PAGE 1 OF THE BREWSTER COUNTY OFFICIAL PUBLIC RECORDS AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 25° 02' 13" W, WITH THE SOUTHWEST LINE OF SAID LOT 3, ALSO WITH THE COMMON LINE OF SAID WESTERLY 3 VARAS OF LOTS 1, 2, AND 3 TRACT AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 69.44 FEET TO A SET 1/4" DIAMETER REBAR AT THE COMMON CORNERS OF SAID WESTERLY 3 VARAS OF LOT 1, 2, AND 3 TRACT AND THAT SAME CERTAIN TRACT CALLED WESTERLY 3 VARAS (8.33') LOT 4 DESCRIBED IN CONVEYANCE DOCUMENT TO THE CITY OF ALPINE RECORDED IN VOLUME 111, PAGE 301 OF THE BREWSTER COUNTY DEED RECORDS, ALSO AT THE COMMON CORNER OF LOTS 3 AND 4 OF SAID NORTH ADDITION BLOCK NO. SIXTEEN, MARKING THE SOUTHWEST CORNER OF THAT SAME CERTAIN TRACT CALLED LOT FOUR (4) DESCRIBED IN CONVEYANCE DOCUMENT TO EDYTHE F. HEARON RECORDED IN VOLUME 354, PAGE 261 OF THE BREWSTER COUNTY OFFICIAL PUBLIC RECORDS AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 64° 57' 47" E, WITH THE COMMON LINE OF SAID LOTS 3 AND 4, ALSO WITH THE COMMON LINE OF SAID EDYTHE F. HEARON TRACT AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 130.56 FEET TO A SET 1/2" DIAMETER REBAR AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF N. 5TH STREET (55.56' R.O.W.), MARKING THE COMMON CORNER OF SAID LOTS 3 AND 4, ALSO MARKING THE SOUTHEAST CORNER OF SAID EDYTHE F. HEARON TRACT AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE: S 25° 02' 13" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF N. 5TH STREET, ALSO WITH THE NORTHEAST LINE OF SAID LOT 3 AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 69.44 FEET TO A SET 1/2" DIAMETER REBAR MARKING THE COMMON CORNER OF SAID LOTS 2 AND 3, ALSO MARKING THE NORTHEAST CORNER OF SAID SCOTT S. BURCH TRACT AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 64° 57' 47" W, WITH THE COMMON LINE OF SAID LOTS 2 AND 3, ALSO WITH THE COMMON LINE OF SAID SCOTT S. BURCH TRACT AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 130.56 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.21 GRID ACRE OF LAND, MORE OR LESS, WITHIN THE HEREIN DESCRIBED BOUNDARY, ACCORDING TO AN ACTUAL ON THE GROUND SURVEY MADE BY D. G. SMYTH & CO., INC. AND COMPLETED ON JUNE 18, 2020.

Property Address: 1005 NORTH 5TH STREET
ALPINE, TX 79830
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

Shelley Nail, Donna Trout, Zane Nail, Ericka Zepeda, Cary Corenblum, Auction.com
1 Mauchly
Irvine, CA 92618

WITNESS MY HAND this day March 5, 2025.

By: 
Ronny George
Texas Bar # 24123104
Grant Tabor
Texas Bar # 24027905
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Houston, TX 77040
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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.

At 10:35 ^{FILED} o'clock AM
Date 3/6/25

By:  Deputy