FILED 9/24/2026 9:31:25 AM FRCL-2026-7095 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date 12/9/2005	**Grantor(s)/Mortgagor(s)** PATRICIA BARRERA, A SINGLE PERSON
Original Beneficiary/Mortgagee MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS") SOLELY AS A NOMINEE FOR COUNTYWIDE HOME LOANS, INC , ITS SUCCESSORS AND ASSIGNS	**Current Beneficiary/Mortgagee** CitiMortgage, Inc
Recorded in **Volume** RP 015-33 **Page** 1562 **Instrument No** Y963053	**Property County** HARRIS
Mortgage Servicer Cenlar FSB is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee	**Mortgage Servicer's Address** 425 Phillips Blvd, Ewing, NJ 08618
Date of Sale 11/3/2026	**Earliest Time Sale Will Begin** 10 00 AM
Place of Sale of Property Bayou City Event Center, Magnolia South Ballroom, 9401 Knight Road, Houston TX 77045 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, Auction com, LLC, Patricia Poston, Chris Poston, Amar Sood, Sandy Dasigenis, Jeff Leva or Steve Leva, 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(I) 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 9/22/2026

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

Dated 9/24/2026

SANDY DASIGENIS
Printed Name

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

MH File Number TX-26-132743-POS
Loan Type Conventional Residential

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TX-26-132743-POS

THE FOLLOWING DESCRIBED CONDOMINIUM UNIT, LIMITED COMMON ELEMENTS APPURTENANT THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE GENERAL COMMON ELEMENTS LOCATED IN AND PART OF WESTBURY GARDENS, A CONDOMINIUM PROJECT IN HARRIS COUNTY, TEXAS, AS FULLY DESCRIBED IN AND AS LOCATED, DELINEATED AND AS DEFINED IN THE CONDOMINIUM DECLARATION FOR WESTBURY GARDENS, TOGETHER WITH THE SURVEY PLAT, BY-LAWS AND EXHIBITS ATTACHED THERETO, RECORDED IN VOLUME 67, PAGE 113, AND VOLUME 169, PAGE 26, CONDOMINIUM RECORDS AND UNDER VOLUME 3055, PAGE 537, VOLUME 3330, PAGE 321 AND VOLUME 3331, PAGE 29, ALL OF THE DEED RECORDS AND UNDER CLERK'S FILE NO. U926791, HARRIS COUNTY, TEXAS.

BEING CONDOMINIUM UNIT NUMBER C-13, IN BUILDING LETTERED "C", AND THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

THE PART OF THE LIMITED COMMON ELEMENTS OF WESTBURY GARDENS, BEING PARKING SPACES NO. CP/S C-13, TOGETHER WITH THE SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

THAT PART OF THE LIMITED COMMON ELEMENTS OF WESTBURY GARDENS, BEING PATIO SPACE NO. P-C-13, TOGETHER WITH SPACE ENCOMPASSED BY THE BOUNDARIES THEREOF; AND

AN UNDIVIDED 5301% OWNERSHIP INTEREST IN AND TO THE GENERAL COMMON ELEMENTS OF THE CONDOMINIUM PROJECT KNOWN AS WESTBURY GARDENS, TOGETHER WITH THE LIMITED COMMON ELEMENTS APPURTENANT THERETO

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