FILED 10/29/2026 9:37:52 AM FRCL-2026-8147 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF FORECLOSURE SALE

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 OR 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.

1. ***Property to Be Sold.*** The property to be sold is described as follows: BEING A PARCEL OF LAND CONTAINING 0.0364 ACRES IN THE H.T. AND B. RAILROAD COMPANY SURVEY, ABSTRACT 1360, PATENT NO. 157, VOLUME 27, DATED SEPTEMBER 24, 1903, HARRIS COUNTY, TEXAS, AND BEING IN RESERVE "B" OF WILDFLOWER GREEN, SECTION 2, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 265, PAGE 111 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON SAID RECORDED DEED):

COMMENCING AT A POINT MARKING THE MOST NORTHERLY NORTHEAST CORNER OF WILDFLOWER GREEN, SECTION 2, SAID POINT BEING ON THE WEST LINE OF GREENWAY CHASE, 325.00 FEET SOUTH OF THE INTERSECTION OF GREENWAY CHASE AND BELLAIRE BOULEVARD;

THENCE, SOUTH 41 DEGREES 04 MINUTES 24 SECONDS WEST, A DISTANCE OF 508.59 FEET TO A POINT;

THENCE SOUTH 02 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 43.27 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR THE POINT OF BEGINNING;

THENCE, SOUTH 02 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 21.17 FEET TO A SET 5/8 INCH IRON ROD WITH CAP FOR CORNER;

THENCE, SOUTH 87 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 75.00 FEET TO A BUILDING CORNER;

THENCE, NORTH 02 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 21.17 FEET TO A BUILDING CORNER;

THENCE,NORTH 87 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 75.00 FEET TO A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL AND CONTAINING 0.0364 ACRE OF LAND COMMONLY KNOWN AS BUILDING PLOT 562,BLOCK 56, WILDFLOWER GREEN, SECTION 2.

2. ***Instrument to be Foreclosed.*** The instrument to be foreclosed is the Deed of Trust dated 04/18/2005 and recorded in Document Y426545 real property records of Harris County, Texas. Re-filed in Document Y617432 real property records of Harris County, Texas.

3. ***Date, Time, and Place of Sale.*** The sale is scheduled to be held at the following date, time, and place:

Date:	12/01/2026
Time:	12:00 PM
Place:	Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK`S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner`s Court. or as designated by the County Commissioners Court.

4. ***Terms of Sale.*** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.

5. ***Obligations Secured.*** The Deed of Trust executed by FREDA WILKERSON, provides that it secures the payment of the indebtedness in the original principal amount of $65,760.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Citigroup Mortgage Loan Trust 2021-RP4 is the current mortgagee of the note and deed of trust and ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Citigroup Mortgage Loan Trust 2021-RP4 c/o ROCKET MORTGAGE, LLC S/B/M NATIONSTAR MORTGAGE LLC, 8950 Cypress Waters Blvd, Coppell, TX 75019 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. ***Substitute Trustee(s) Appointed to Conduct Sale.*** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
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For additional sale information visit: www.mwzmlaw.com/tx-investors

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