C&M No. 44-25-01096/ FILE NOS

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

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 duty military service to the sender of this notice immediately. Sender is: Codilis & Moody, P.C., 20405 State Highway 249, Suite 170, Houston, TX 77070

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated November 20, 2003 and recorded under Vol. 1283, Page 568, or Clerk's File No. 10532, in the real property records of COOKE County Texas, with James J Przelicki and wife, Debra Przelicki as Grantor(s) and Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Bankers Financial Mortgage Group, Ltd., its successors and assigns as Original Mortgagee.

Deed of Trust executed by James J Przelicki and wife, Debra Przelicki securing payment of the indebtedness in the original principal amount of $200,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by James J Przelicki, Debra Przelicki. U.S. Bank Trust National Association, not inits individual capacity, but solely as OwnerTrustee for Citigroup Mortgage Loan Trust2021-RP3 is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Shellpoint Mortgage Servicing is acting as the Mortgage Servicer for the Mortgagee. Shellpoint Mortgage Servicing, is representing the Mortgagee, whose address is: 75 Beattie Place, Suite 300, Greenville, SC 29601.

Legal Description:
LOT 65A WHISPERING HILLS ESTATES, AN ADDITION TO COOKE COUNTY, TEXAS, AS SHOWN BY THE RE-PLAT THEREOF RECORDED IN VOLUME A, PAGE 359B, PLAT RECORDS OF COOKE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

SALE INFORMATION

Date of Sale: 05/06/2025 **Earliest Time Sale Will Begin: 10:00 AM**

Location of Sale: **The place of the sale shall be: COOKE** County Courthouse, Texas at the following location: On the east steps of the historic Cooke County Courthouse located at 101 South Dixon Street, Gainesville, TX, 76240, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.**

The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE Mary Mancuso, Francesca Ortolani, Shelley Ortolani, Michele Hreha, Carol Dunmon, Payton Hreha, Thomas Delaney, Danya Gladney, Aaron Demuth, Codilis & Moody, P.C., or ASAP, as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Executed on April 7, 2025.

/s/ Danya F. Gladney SBOT No. 24059786, Attorney at Law
Codilis & Moody, P.C.
20405 State Highway 249, Suite 170
Houston, TX 77070
(281) 925-5200

Posted and filed by:_____

Printed Name: _____

C&M No. 44-25-01096

EXHIBIT "A"

FIELD NOTES TO 2.12 ACRES IN THE HIRAM BADLER SURVEY ABSTRACT 901, COOKE COUNTY, TEXAS

All that certain tract or parcel of land situated in the Hiram Badler Survey Abstract 901, Cooke County, Texas, being an unplatted area of land bounded by a 30 foot wide roadway and shown adjacent to and abutting the Southeasterly line of Lot 65A of Whispering Hills Estates Section 13 as shown by the plat thereof recorded in Cabinet A, Slide 11 of the Cooke County Plat Records, and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 65A at the end of a roadway;

THENCE North 35 degrees 47 minutes 33 seconds East, passing a steel pin at 108.33 feet, continuing a total of 116.01 feet to the Easternmost corner of said Lot 65A on the 715 elevation line of Moss Lake;

THENCE South 24 degrees 23 minutes 07 seconds East with said 715 line, a distance of 30.83 feet to the Westernmost corner of Lot 40 of Whispering Hills Estates Section 8;

THENCE South 18 degrees 36 minutes East, a distance of 53.24 feet to the Southwest corner of said Lot 40;

THENCE North 89 degrees 46 minutes East, a distance of 53.5 feet to the Southeast corner of said Lot 40 on the Westerly line of a Cul-de-sac having a radius of 30 feet;

THENCE Southeasterly, 31.74 feet around an arc of said Cul-de-sac having a radius of 30 feet, and whose chord is South 66 degrees 36 minutes 43 seconds East, 30.31 feet to a steel pin at the end of said 30 foot wide roadway which intersects said Cul-de-sac;

THENCE South 10 degrees 55 minutes 22 seconds East with the West line of said roadway, a distance of 235.74 feet to a steel pin at the beginning of a curve to the right;

THENCE 48.54 feet around a curve having a radius of 27.96 feet, and whose chord is South 38 degrees 24 minutes 07 seconds West, 42.41 feet to a steel pin at the end of said curve;

THENCE South 87 degrees 42 minutes 36 seconds West, a distance of 44.34 feet to a steel pin at the beginning of a curve to the left;

THENCE 59.64 feet around said curve having a radius of 70.89 feet, and whose chord is South 63 degrees 37 minutes 33 seconds West, a distance of 57.90 feet to the end of said curve;

THENCE South 39 degrees 31 minutes 29 seconds West, a distance of 75.86 feet to a steel pin at the beginning of a curve to the right;

THENCE Southwesterly, 57.05 feet around the curve having a radius of 87.29 feet, and whose chord is South 58 degrees 15 minutes 04 seconds West, 56.09 feet to a steel pin at the end of said curve;

THENCE Southwesterly, 55.97 feet around a curve to the left having a radius of 123.01 feet, and whose chord is South 63 degrees 57 minutes 10 seconds West, 55.45 feet to a steel pin at the end of said curve;

THENCE South 50 degrees 23 minutes 40 seconds West, a distance of 90.73 feet to a steel pin;

THENCE North 18 degrees 44 minutes 47 seconds East along the Easterly line of said 30 foot roadway, a distance of 270.31 feet to a steel pin at the beginning of a curve to the left;

THENCE Northerly, 54.16 around the curve having a radius of 173.36 feet, and whose chord is North 09 degrees 54 minutes 36 seconds East, a distance of 53.94 feet to a steel pin at the end of said curve;

THENCE North 01 degree 04 minutes 25 seconds East, a distance of 193.03 feet to the point of beginning containing 2.12 acres of land.

SAVE & EXCEPT:

That portion of the above described tract that went to the current configuration of Lot 65A.

FILED FOR RECORD
25 APR 10 PM 12:29
PAM HARRISON
COUNTY CLERK, COOKE CO. TX
BY _____ DEPUTY