

FILED 8/7/2025 9:36:00 AM FRCL-2025-5797 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 137609-TX

Date: August 6, 2025

County where Real Property is Located: Harris

ORIGINAL MORTGAGOR: BENEDICTO O. PALMA AND MARIA PALMA, HUSBAND AND WIFE

ORIGINAL MORTGAGEE: CHASE MANHATTAN MORTGAGE CORPORATION

CURRENT MORTGAGEE: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4

MORTGAGE SERVICER: NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER

DEED OF TRUST DATED 1/24/2003, RECORDING INFORMATION: Recorded on 1/30/2003, as Instrument No. W394198 in Book 562-40 Page 0165

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING A TRACT OR PARCEL OF LAND CONTAINING 4200 SQUARE FEET OF LAND IN THE JOHN C. OGBURN SURVEY, ABSTRACT 616, HARRIS COUNTY, TEXAS, CONSISTING OF A PORTION OF LOT 62 AND LOT 63, BLOCK 2, OF AMHURST SECTION TWO (2), A SUBDIVISION OF RECORD IN VOLUME 296, PAGE 37 OF THE HARRIS COUNTY MAP RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 10/7/2025, the foreclosure sale will be conducted in Harris County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER is acting as the Mortgage Servicer for U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4 who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER, as Mortgage Servicer, is representing the Mortgagee, whose address is:

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST 2024-RP4
c/o NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER
8950 Cypress Waters Blvd.



Matter No.: 137609-TX

Coppell, TX 75019

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.

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 JEFF LEVA, SANDY DASIGENIS, PATRICIA POSTON, MEGAN L. RANDLE, EBBIE MURPHY, WAYNE DAUGHTREY, STEVE LEVA, NICOLE DURRETT, ALDRIDGE PITE, LLP** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 3333 Camino Del Rio South, Suite 225, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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.

By: Hollis Hamilton
Hollis Rose Hamilton, Attorney
Aldridge Pite, LLP
3333 Camino Del Rio South, Suite 225
San Diego, California 92108

Return to:
ALDRIDGE PITE, LLP
3333 Camino Del Rio South, Suite 225
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
Phone: (866) 931-0036

TS# 137609-TX

Exhibit "A"

Being a tract or parcel of land containing 4200 square feet of land in the John C. Ogburn Survey, Abstract 616, Harris County, Texas, consisting of a portion of Lot 62 and Lot 63, Block 2, of Amhurst Section Two (2), a subdivision of record in Volume 296, Page 37 of the Harris County Map Records and being further described by metes and bounds in Exhibit "A" attached hereto and made a part hereof.

BEING A TRACT OF PARCEL OF CONTAINING 4200 SQUARE FEET OF LAND IN THE JOHN C. OGBURN SURVEY, ABSTRACT 616, HARRIS COUNTY, TEXAS, CONSISTING OF A PORTION OF LOT 62, AND LOT 63, BLOCK 2, OF AMHURST SECTION TWO, A SUBDIVISION OF RECORD IN VOLUME 296, PAGE 37 OF HARRIS COUNTY MAP RECORDS AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS: D

COMMENCING FOR REFERENCE AT A POINT OF CURVATURE IN THE COMMON EASTERLY LINE OF LOT 61, BLOCK 2 AND THE WESTERLY RIGHT-OF-WAY (R.O.W.) LINE OF PRAIRIE VILLAGE DRIVE (60.00 FEET WIDE);

THENCE SOUTH 3 DEG. 06' 27" EAST, 67.00 FEET ALONG THE WEST R.O.W. LINE OF PRAIRIE VILLAGE DRIVE TO THE POINT OF BEGINNING;

THENCE SOUTH 2 DEG. 09' 27" EAST, 40.00 FEET ALONG THE WEST R.O.W. LINE OF PRAIRIE VILLAGE DRIVE TO A POINT FOR CORNER;

THENCE SOUTH 87 DEG. 53' 33" WEST, 105.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 2 DEG. 06' 27" WEST, 40.00 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEG. 53' 33" EAST, 105.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 4200 SQUARE FEET OF LAND.

UNOFFICIAL COPY

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

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