

CENLAR FSB (CEN)
HULSEY, DOROTHY
3301 KATHRYN CIRCLE, PASADENA, TX 77503

CONVENTIONAL
Firm File Number: 23-040396

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 21, 2004, DOROTHY IMOGENE HULSEY AND THOMAS CLAY HULSEY, A WIFE AND HUSBAND (WHO ACQUIRED TITLE AS THOMAS C. HULSEY AND IMOGENE HULSEY), as Grantor(s), executed a Deed of Trust conveying to ROBERT K. FOWLER, as Trustee, the Real Estate hereinafter described, to ABN AMRO MORTGAGE GROUP, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of HARRIS COUNTY, TX and is recorded under Clerk's File/Instrument Number X568140 Volume 586-12, Page 1166, 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, November 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in **HARRIS COUNTY, TX** to the highest bidder for cash. The sale will be conducted At the Bayou City Event Center Pavilion located at 9401 Knight Rd, Houston, TX 77045, specifically, the 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion; of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if the preceding area is no longer the designated area, the sale will be conducted at the area most recently designated by the County Commissioner's Court.

Said Real Estate is described as follows: In the County of Harris, State of Texas:

LOT FOUR HUNDRED SEVENTY-FIVE (475) , OF BERKSHIRE VILLAGE, SECTION TWO (2) , A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 103, PAGE 9 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

Property Address: 3301 KATHRYN CIRCLE
PASADENA, TX 77503
Mortgage Servicer: CENLAR FSB
Mortgagee: WILMINGTON TRUST COMPANY NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY
AS SUCCESSOR TRUSTEE TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE,
FOR MASTR ALTERNATIVE LOAN TRUST 2004-7
425 PHILLIPS BOULEVARD
EWING, NJ 08618

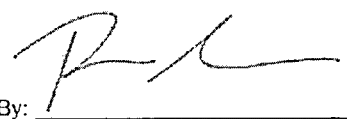
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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

Amar Sood, Anna Sewart, David Barry, Byron Sewart, Keith Wolfshohl, Helen Henderson or Patricia Poston
1725 Wakefield Drive
Houston, TX 77018

WITNESS MY HAND this day August 12, 2025.


By: _____
Ronny George
Texas Bar No. 24123104
Grant Tabor
Texas Bar No. 24027905

Kathryn Dahlin
Texas Bar No. 24053165
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Houston, TX 77040
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Facsimile No: (847) 879-4823
Attorneys for Wilmington Trust Company not in its
individual capacity but solely as Successor Trustee to U.S.
Bank National Association, as Trustee, for MASTR
Alternative Loan Trust 2004-7

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.

UNOFFICIAL