

252 PRIVATE ROAD 7703  
EMORY, TX 75440

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**NOTICE OF [SUBSTITUTE] TRUSTEE'S 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 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.**

**1. Date, Time, and Place of Sale.**

Date: February 07, 2023

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE WEST SIDE OF THE RAINS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

**2. Terms of Sale. Cash.**

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated July 09, 2021 and recorded in Document CLERK'S FILE NO. 2021-1982 real property records of RAINS County, Texas, with BRITTANY LEE BROWN, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by BRITTANY LEE BROWN, securing the payment of the indebtednesses in the original principal amount of \$191,468.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PRIMARY RESIDENTIAL MORTGAGE, INC. is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** 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 lien securing the Property referenced above. PRIMARY RESIDENTIAL MORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PRIMARY RESIDENTIAL MORTGAGE, INC.  
1895 S. CENTRAL STREET  
CENTENNIAL PARK, AZ 86021

FILED FOR RECORD  
2022 DEC 28 PM 1:04  
MANDY SAWYER  
COUNTY CLERK  
RAINS COUNTY TEXAS  
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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the 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.



Israel Saucedo

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the RAINS County Clerk and caused to be posted at the RAINS County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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RAINS

**EXHIBIT "A"**

LOTS 433, 434, 435, 525 & 526, STEAMBOAT SHORES SUBDIVISION ACCORDING TO THE PLAT OF SAME RECORDED IN VOLUME 4, PAGE 11 OF THE PLAT RECORDS OF RAINS COUNTY, TEXAS.