

1113 Santa Clara
Brownwood, Brown County, Texas 76801

FILED FOR RECORD
TIME 2:43 PM

SEP 16 2021

NOTICE OF SUBSTITUTE TRUSTEE SALE

Sharon Ferguson, Brown County Clerk

Deputy MMW

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

Date, Time and Place of Sale.

Date: October 5, 2021

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

Location: At the courthouse of Brown County, Texas, in the area designated by the Commissioners Court of such County, or if no such area has been designated, then at the place where foreclosure sales of real property are customarily and regularly held in Brown County, Texas.

Terms of Sale: Cash

Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 2, 2018, and recorded in Instrument Number 1805801 in the real property records of Brown County, Texas with Peter Hill as grantor.

Obligation Secured. Deed of Trust of Contract Lien executed by Jason and Rebecca Dutton, securing the payment of indebtedness in the original principal amount of \$69,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PETER HILL is the current mortgagee of the note and Deed of Trust or Contract Lien.

Property to be Sold. LEGAL DESCRIPTION: The property commonly known as 1113 Santa Clara St, Brownwood, Texas 76801; and being Lot 7, in Block 9 of Bluffview Estates, third Addition to the City of Brownwood, Brown County, Texas, as shown on plat record in Volume 1 Page 211 of the Plat Records of Brown County, Texas.

The property to be sold is the same property described in the Deed of Trust, except as same may have been modified of record. **The sale of the property is "as is" and "where is" and without representation or warranty of any kind by the substitute trustee, express, implied, statutory, quasi-statutory or otherwise, any warranty merchant ability or fitness for a particular purpose being expressly disclaimed. Neither the owner of the promissory note nor the substitute trustee makes any representations with respect to compliance with laws, rules, agreements or specifications, nor with respect to condition, quality, capacity, design, operation, absence of any latent defects or any other warranty or representations whatsoever with respect to the property, all of which are expressly waived by purchaser.**

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of the said original Trustee, upon the contingency and in the manner authorized by the Deed of Trust. Peter Hill, owner and holder of the

note has requested the undersigned to sell the real property described in the Deed of Trust to satisfy said indebtedness.

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. RHONDA FOWLER, as Mortgage Servicer, is representing the current mortgagee whose address is:

c/o PETER HILL
4140 MOSSY OAKS RD W #A
SPRING, TEXAS 77389

Rhonda Fowler

RHONDA FOWLER

Substitute Trustee

c/o Rhonda Fowler

P O Box 2040 Conroe, Texas 77305

Certificate of Posting

My name is Rhonda Fowler and my address is P O Box 2040 Conroe, Texas. I declare under penalty of perjury that on September 13, 2021 I filed at the office of the Brown County Clerk and caused to be posted at the Brown County courthouse this notice of sale.

Declarants Name: Rhonda Fowler

Date: 9-13-21

FILED FOR RECORD
TIME _____

SEP 16 2021

Sharon Ferguson, Brown County Clerk

Deputy _____