

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: June 07, 2022

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

Place: THE SOUTH BROADWAY PORCH OF THE BROWN COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

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

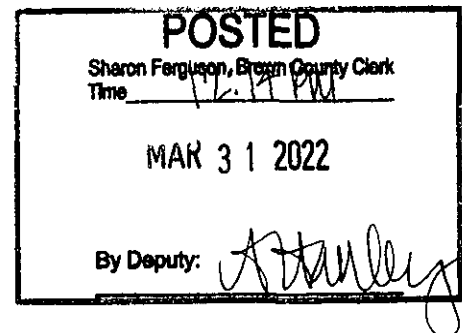
3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 10, 2021 and recorded in Document CLERK'S FILE NO. 2101758 real property records of BROWN County, Texas, with LYLE MONROE LAWRENCE AND AIMEE LAWRENCE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LYLE MONROE LAWRENCE AND AIMEE LAWRENCE, securing the payment of the indebtednesses in the original principal amount of \$130,436.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC 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. ROCKET MORTGAGE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o ROCKET MORTGAGE, LLC  
635 WOODWARD AVE.  
DETROIT, MI 48226



**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 LINDA J. REPERT, HOWARD WHITNEY, RAMIRO CUEVAS, KRISTOPHER HOLUB, DYLAN RUIZ OR AUCTION.COM 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.

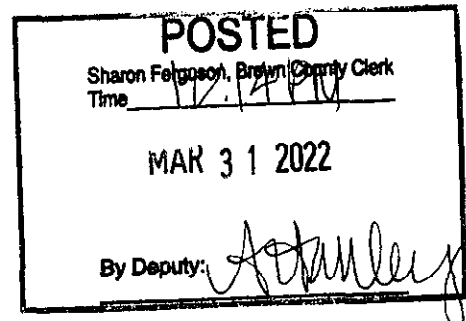
*Il sb*

Israel Saucedo

Certificate of Posting

My name is *Linda J. Reppert*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *March 31, 2022* 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: *Linda J. Reppert*  
Date: *March 31, 2022*



**EXHIBIT "A"**

LAND SITUATED IN THE CITY OF BROWNWOOD IN THE COUNTY OF BROWN IN THE STATE OF TX

LOT(S) #5, #6, AND THE SW 12.5 FT. OF #7 IN BLOCK #18 OF THE GRANDVIEW ADDITION TO THE CITY OF BROWNWOOD, BROWN COUNTY, TEXAS. A PLAT OF SAID ADDITION IS RECORDED IN VOLUME #1, PAGE #86, BROWN COUNTY PLAT RECORDS. SAID TRACT IS THAT LAND THAT BUFORD SHEFFIELD AND ANN SHEFFIELD DEEDED TO 1ST S.L. &J. BY DEED DATED JANUARY 15, 2002, AND RECORDED IN VOLUME #1448, PAGE #647, BROWN COUNTY REAL PROPERTY RECORDS. SAID TRACT IS ALSO THAT LAND THAT HARVEY SPRINKLE, ET UX, DEEDED TO BUFORD R. SHEFFIELD, ET UX, BY DEED DATED JANUARY 20, 1969, AND RECORDED IN VOLUME #571, PAGE #324, BROWN COUNTY REAL PROPERTY RECORDS.

BEGINNING AT A SET 1/2 IRON STAKE UNDER A LARGE FLAT ROCK LOCATED AT THE INTERSECTION OF THE NW LINE OF AVENUE D AND THE NE LINE OF 12TH STREET. SAID POINT IS LOCATED AT THE SOUTH CORNER OF SAID LOT #5 AND THE SOUTH CORNER OF SAID BLOCK #18 OF SAID GRANDVIEW ADDITION.

THENCE N 46 DEGREES 17'20"W 150.0 FT. ALONG THE NE LINE OF SAID 12TH STREET TO A SET 1/2" IRON STAKE LOCATED AT THE WEST CORNER OF SAID LOT #5. SAID POINT IS LOCATED AT THE INTERSECTION OF THE NE LINE OF SAID 12TH STREET AND SE LINE OF A 15 FT. ALLEY.

THENCE N 43 DEGREES 28'43"E 162.5 FT. ALONG THE SE LINE OF SAID ALLEY AND NEAR A FENCE LINE PART OF THE WAY TO A FOUND 1/2" IRON STAKE WITH AN IRON CORNER POST. SAID POINT IS LOCATED 12.5 FT. N 43 DEGREES 28' 43" E OF THE NORTH CORNER OF SAID LOT #6.

THENCE S 46 DEGREES 17'20" E 150.0 FT. ALONG A FENCE TO A SET 1/2 IRON STAKE LOCATED ON THE NW LINE OF SAID AVENUE D.

THENCE S 43 DEGREES 28'43" W 162.5 FT. ALONG THE NW LINE OF SAID AVENUE D TO THE POINT OF BEGINNING.

NOTE: THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND. THE COMPANY DOES NOT REPRESENT THAT ANY ACREAGE OR FOOTAGE CALCULATIONS ARE CORRECT. REFERENCES TO QUANTITY ARE FOR IDENTIFICATION PURPOSES ONLY

**POSTED**  
Sharon Ferguson, Brown County Clerk  
Time 11:11 AM  
MAR 31 2022  
By Deputy: [Signature]