

1325 ROCKY MOUND ROAD  
GRAHAM, TX 76450

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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: June 06, 2023

Time: The sale will begin at 1:00 PM or not later than three hours after that time.

Place: THE NORTH ENTRANCE PORTICO OF THE YOUNG 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 19, 2002 and recorded in Document VOLUME 914, PAGE 108; AS AFFECTED BY LOAN MODIFICATION AGREEMENT IN CLERK'S FILE NO. 18000219 real property records of YOUNG County, Texas, with LELAND S BROWN AND DONNA L BROWN, grantor(s) and INDYMAC BANK, F.S.B, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by LELAND S BROWN AND DONNA L BROWN, securing the payment of the indebtednesses in the original principal amount of \$100,637.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



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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 GUY WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, JANET PINDER, BRANDY BACON, JAMIE DWORSKY, STOCKMAN FORECLOSURE SERVICES INC., RAMIRO CUEVAS, JONATHAN HARRISON, PATRICK ZWIERS, ANGIE USELTON, DANA KAMIN, MISTY MCMILLAN 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.



Israel Saucedo

**Certificate of Posting**

My name is Ann Ford, Young Co. Clerk and my address is 516 4th St. Room 104, ~~Graham, TX 76450~~ ~~4004 Belt Line Road, Suite 100,~~ Addison, Texas 75001-4320. I declare under penalty of perjury that on March 31, 2023 I filed at the office of the YOUNG County Clerk and caused to be posted at the YOUNG County courthouse this notice of sale.



Declarants Name: Ann Ford, Young Co. Clerk

Date: 3-31-23

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YOUNG



BEING THE SURFACE AND SURFACE ESTATE ONLY IN AND TO NINE (9) ACRES, MORE OR LESS, OUT OF THE E.L. DOUGLAS SURVEY, ABSTRACT NO. 2156, YOUNG COUNTY, TEXAS, AND BEING DESCRIBED AS:

BEGINNING AT AN IRON ROD 1217.4 FEET WEST OF THE NORTHEAST CORNER OF SAID DOUGLAS SURVEY, BEING THE NORTHWEST CORNER OF THE EAST SEVENTY-FOUR (74) ACRES;

THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECOND WEST ALONG THE WEST BOUNDARY LINE OF THE SAID 74 ACRES 626.1 FEET TO AN IRON ROD FOR CORNER;

THENCE WEST 626.1 FEET TO AN IRON ROD FOR CORNER;

THENCE NORTH 00 DEGEES 18 MINUTES 30 SECONDS EAST 626.1 FEET TO AN IRON ROD FOR CORNER ON THE NORTH BOUNDARY LINE OF SAID SURVEY;

THENCE EAST 626.1 FEET TO THE PLACE OF BEGINNING.

FILED FOR RECORD

MAR 31 2023

ANN FORD, COUNTY CLERK  
YOUNG COUNTY, TEXAS