

**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: July 05, 2022

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

Place: THE NORTH FRONT DOOR OF THE HOWARD 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 April 23, 2019 and recorded in Document CLERK'S FILE NO. 2019-00004191 real property records of HOWARD County, Texas, with EDI BLANCO AND ADRIANA CRISTINA GALLEGOS HINOJOSA, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EDI BLANCO AND ADRIANA CRISTINA GALLEGOS HINOJOSA, securing the payment of the indebtednesses in the original principal amount of \$128,205.00, 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

DEPUTY  
BRENT ZITTEKOPF  
COUNTY CLERK HOWARD COUNTY  
*Candy Roman*

2022 MAY 19 AM 10:41

*Filed*  
*Posted*



1004 HICKORY ST  
BIG SPRING, TX 79720

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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 JOHN MCCARTHY, OR DAVID 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 - *DAVID Carrillo*

**Certificate of Posting**

My name is *David Carrillo*, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on *5-19-2022* I filed at the office of the HOWARD County Clerk and caused to be posted at the HOWARD County courthouse this notice of sale.

Declarants Name: *[Signature]*

Date: *5-19-2022*

1004 HICKORY ST  
BIG SPRING, TX 79720

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HOWARD

**EXHIBIT "A"**

BEING A 0.27 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SE/4 OF SECTION 14, BLOCK 33, T-1-S, T & P RY CO. SURVEY, HOWARD COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" I.R. IN THE NORTH RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ROAD IN THE SE/4 OF SECTION 14, BLOCK 33, T-1-S, T & P RY. CO. SURVEY, HOWARD COUNTY, TEXAS, FOR THE SE CORNER OF THIS TRACT; FROM WHENCE THE SE CORNER OF SAID SECTION 14 BEARS N. 75° 23' E. 120.0 FEET AND S. 14° 37' E. 2118.11 FEET;

THENCE S. 75° 23' W. WITH THE NORTH RIGHT-OF-WAY LINE OF SAID 50 FOOT WIDE ROAD, 73.16 FEET TO A 1/2" I.R. FOR THE SW CORNER OF THIS TRACT;

THENCE N. 14° 37' W. 158.7 FEET TO A 1/2" I.R. FOR THE NW CORNER OF THIS TRACT;

THENCE N. 75° 10' E. 73.16 FEET TO A 1/2" I.R. FOR THE NE CORNER OF THIS TRACT;

THENCE S. 14° 37' E. 158.7 FEET TO THE PLACE OF BEGINNING, CONTAINING 11,610.5 SQUARE FEET OR 0.27 ACRE, MORE OR LESS.