



NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date: 5/30/2018	Grantor(s)/Mortgagor(s): CONNOR REED BRINSON AND CHILLISA M. BRINSON, HUSBAND AND WIFE
Original Beneficiary/Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR PRIMEWEST MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS	Current Beneficiary/Mortgagee: PENNYMAC LOAN SERVICES, LLC
Recorded in: Volume: N/A Page: N/A Instrument No: 2018020798	Property County: LUBBOCK
Mortgage Servicer: PennyMac Loan Services, LLC is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	Mortgage Servicer's Address: 3043 Townsgate Rd, Suite 200, Westlake Village, CA 91361
Date of Sale: 12/2/2025	Earliest Time Sale Will Begin: 10am
Place of Sale of Property: THE GAZEBO LOCATED ON THE FRONT LAWN OF THE COUNTY COURTHOUSE, WITH THE FIRST ALTERNATE LOCATION BEING THE SECOND FLOOR AUDITORIUM AT 916 MAIN AND THE SECOND ALTERNATE LOCATION BEING THE COMMISSIONER'S COURT LCOATED ON THE FIFTH FLOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Terry Browder, Laura Browder, Jamie Osborne, Brian Hooper, Mike Jansta, Mike Hayward, or Jay Jacobs, Laura Browder or Jamie Osborne, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under there 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

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(1): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.

Dated: 10/1/2025

Thuy Frazier, Attorney
McCarthy & Holthus, LLP
1255 West 15th Street, Suite 1060
Plano, TX 75075
Attorneys for PennyMac Loan Services, LLC

Dated: 10/1/25

Printed Name:

Substitute Trustee
c/o Xome
1255 West 15th Street, Suite 1060
Plano, TX 75075
<https://sales.mccarthyholthus.com/>

MH File Number: TX-25-122844-POS
Loan Type: FHA

EXHIBIT "A"

A 5.00 acre tract out of the tract described in Lubbock County Clerk File Number (CCFN) 2017025082 and out of Section 5, Block X, Lubbock County, Texas being further described by metes and bounds:

BEGINNING at a point near the center of F.M. 1729 and in the North line of Section 5 as held on the ground for the Northwest corner of the 5.00 acre tract described in CCFN 2012050151 and the Northwest corner of the 20.00 acre tract described in CCFN 2010026177 for the Northeast corner of this tract from which a found nail having Texas North Central Zone Coordinates of North: 733077.19, East: 970037.82, the Northeast corner of Section 5, Block X as held on the ground bears S 88°28'49" E (Texas North Central Zone Bearing Basis), 2030.09 feet;

THENCE S 01°30'16" W, at 40.00 feet pass a found 1/2" rod with green cap marked RPLS 4460 in the South Right of Way line of F.M. 1729, in all 860.00 feet to a found 1/2" rod with green cap marked RPLS 4460 for the Southeast corner of this tract;

THENCE N 88°28'54" W, 253.26 feet to a found 1/2" rod with green cap marked RPLS 4460 for the Southwest corner of this tract;

THENCE N 01°30'17" E, at 820.00 feet pass a found 1/2" rod with green cap marked RPLS 4460 in the South Right of Way line of F.M. 1729, in all 860.00 feet to a point near the center of F.M. 1729 and in the North line of Section 5 for the Northwest corner of this tract;

THENCE S 88°28'49" E, with F.M. 1729 and the North line of Section 5 as held on the ground, 253.26 feet to the Place of Beginning.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS



Kelly Pinion

Kelly Pinion, County Clerk
Lubbock County, TEXAS
10/02/2025 10:06 AM
FEE: \$2.00
2025038925