

REGIONS MORTGAGE (UPN)  
BURAIMOH, ROGER T  
13700 SAGE GROUSE DR, UNIT 1902, AUSTIN, TX 78729

CONVENTIONAL  
Firm File Number: 20-035443

FILED FOR RECORD

SEP 21 2023

*Nancy E. Koster*  
Williamson Co., TX

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on August 12, 2016, ROGER T BURAIMOH AND GIGI V BURAIMOH, HUSBAND AND WIFE, Grantor(s), executed a Deed of Trust conveying to RANDALL C PRESENT, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR DHI MORTGAGE COMPANY LTD., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of WILLIAMSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2016075461, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, November 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in WILLIAMSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Williamson, State of Texas:

**UNIT 1902, BUILDING 19, PARMER VILLAS CONDOMINIUM, A CONDOMINIUM REGIME IN WILLIAMSON COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED PERCENT INTEREST IN AND TO THE LIMITED COMMON ELEMENTS AND THE GENERAL COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE CONDOMINIUM DECLARATION, AND THE PLATS AND EXHIBITS ATTACHED THERETO, RECORDED IN DOCUMENT NO(S). 2015092915, 2016011280 AND 2016051299, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.**

**TRACT 2:**

**EASEMENT ESTATE APPURTENANT TO TRACT 1 CREATED BY AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2000074101, AS MODIFIED BY AMENDED AND RESTATED ACCESS EASEMENT AGREEMENT RECORDED IN DOCUMENT NOS. 2007025731, 2012077309, 2012077510, 2012077511, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING OVER AND ACROSS LOTS 1 AND 2, BLOCK A, JEFFERSON CENTER SUBDIVISION, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET T, SLIDES 107-109, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE GENERAL COMMON ELEMENTS OF PARMER VILLAGE CONDOMINIUMS, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2008055647, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.**

Property Address: 13700 SAGE GROUSE DR  
UNIT 1902  
AUSTIN, TX 78729  
Mortgage Servicer: REGIONS MORTGAGE  
Mortgagee: REGIONS BANK DBA REGIONS MORTGAGE  
6200 POPLAR AVENUE  
MEMPHIS, TN 38119

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 property securing the above referenced loan.

**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**

SUBSTITUTE TRUSTEE

David Ackel, Travis Kaddatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, C Jason Spence, Aarti Patel, Dylan Ruiz,  
Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen  
I Mauchly  
Irvine, CA 92618

WITNESS MY HAND this day September 18, 2023.

By:   
H. Gray Burks IV  
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Ronny George  
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Attorneys for Regions Bank dba Regions Mortgage

**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 military service to the sender of this notice immediately.**