


NOTICE OF FORECLOSURE 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. **Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/13/2005 and recorded in Book 184 Page 722 real property records of Falls County, Texas.
- 3. **Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
 Date: 11/05/2019
 Time: 11:00 AM
 Place: Falls County, Texas, at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.
- 5. **Obligations Secured.** The Deed of Trust executed by MADELINE PULLEN AND PAMELA D. ROBINSON, provides that it secures the payment of the indebtedness in the original principal amount of \$44,640.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1 is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1 c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. **Order to Foreclose.** HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-1 obtained a Order from the 82nd District Court of Falls County on 09/10/2019 under Cause No. CV40538. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint PETE FLOREZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


 Mackie Wolf Zientz & Mann, P.C.
 Brandon Wolf, Attorney at Law
 L. Keller Mackie, Attorney at Law
 Lori Liane Long, Attorney at Law
 Chelsea Schneider, Attorney at Law
 Ester Gonzales, Attorney at Law
 Parkway Office Center, Suite 900
 14160 North Dallas Parkway
 Dallas, TX 75254


 PETE FLOREZ
 c/o AVT Title Services, LLC
 5177 Richmond Avenue Suite 1230
 Houston, TX 77056

I am Pete Florez Certificate of Posting whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 9-19-19 I filed this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

FILED 3:15 PM

SEP 19 2019

**LINDA WATKINS
CO. CLK. FALLS CO.**



FIELD NOTES

FIELD NOTES FOR 0.2748 ACRES OF LAND (11.970 SQUARE FEET) BEING ALL OF LOT 22 (51 FEET) & THE WEST 25 FEET OF LOT 23 OF THE T.D. TAYLOR #2 ADDITION TO THE CITY OF MARLIN, FALLS COUNTY, TEXAS, AS RECORDED IN PLAT 1, PAGE 27 OF THE PLAT RECORDS OF MC LENNAN COUNTY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 2" STEEL FENCE POST BEING THE NORTHWEST CORNER OF SAID LOT 22 (BOOK 1 PAGE 27 PLAT RECORDS) ;

THENCE N 87 DEG 00 MIN 00 SEC E WITH THE NORTH LINE OF LOT 22 & LOT 23 A DISTANCE OF 76.00 FEET TO A FOUND 2" STEEL POST BEING THE NORTHEAST CORNER OF THIS TRACT (0.2748 ACRES) ;

THENCE S 03 DEG 00 MIN 00 SEC E WITH THE EAST LINE OF SAID TRACT A DISTANCE OF 157.50 FEET TO A SET SPIKE BEING THE SOUTHEAST CORNER OF SAID TRACT (0.2748 ACRES) ;

THENCE S 87 DEG 00 MIN 00 SEC W WITH THE NORTH R.O.W. LINE OF GIFT STREET (50' R.O.W.) A DISTANCE OF 76.00 FEET TO A SET SPIKE BEING THE SOUTHWEST CORNER OF SAID LOT 22 (VOL. 1 PAGE 27 PLAT RECORDS) ;

THENCE N 03 DEG 00 MIN 00 SEC W WITH THE WEST LINE OF SAID LOT 22 A DISTANCE OF 157.50 FEET TO THE POINT OF BEGINNING CONTAINING 0.2748 ACRES OF LAND.

EXHIBIT "A"