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C&S No. 44-19-0415 / Conventional / Yes / FILE NOS
PHH Mortgage Corporation

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

2019 MAR 15 A 8:27

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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: October 07, 2005

Grantor(s): Jim E. Little a married man, and Stacey Little

Original Trustee: Robert Frappier

Original Mortgagee: PHH Mortgage Corp (fka Cendant Mortgage Corp) d/b/a PHH Mortgage Services

Recording Information: Vol. 1373, Page 0462, or Clerk's File No. 009869, in the Official Public Records of HILL County, Texas.

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH TUMBLINSON SURVEY, ABSTRACT 894, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 401.59 ACRES IN THE DEED FROM JAMES R. ATCHISON TO LANDMARK TRADING COMPANY, LLC, DATED JUNE 25, 1999, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Date of Sale: 05/07/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF 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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Tim Lewis, David Stockman, Brenda Wiggs, Denise Boerner, Guy Wiggs, Juanita Cox, Stephen Rawlings, Jason Brewer, Michelle Schwartz, Diasha Perkins, Donna Stockman, Jack Burns II, Jimmy Brewer, Kristopher Holub, Lori McCarty, Patrick Zwiers, Shawn Schiller, Kathy Arrington, Thomas Delaney, Danya Gladney or Lisa Cockrell as Substitute Trustee

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.



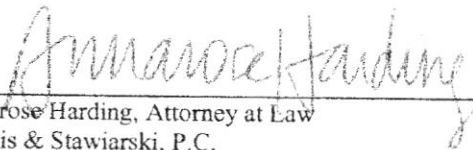
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HILL County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 15th day of March, 2019.

For Information:

"Auction.com
I Mauchly
Irvine, CA 92618



Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by: _____

Printed Name: _____

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EXHIBIT A

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN THE JOSEPH TUMBLINSON SURVEY, ABSTRACT 894, HILL COUNTY, TEXAS, BEING A PART OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 401.59 ACRES IN THE DEED FROM JAMES R. ATCHISON TO LANDMARK TRADING COMPANY, LLC, DATED JUNE 25, 1999, RECORDED IN VOLUME 1025, PAGE 330 OF THE OFFICIAL RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR A CORNER LYING ON THE SOUTHERLY LINE OF COUNTY ROAD 3373, SAID CORNER BEARS NORTH 64 DEGREES 56 MINUTES EAST 221.10 FEET FROM A RAILROAD CROSS THE AT THE NORTHWEST CORNER OF THE SAID 401.59 ACRE TRACT;

THENCE NORTH 64 DEGREES 56 MINUTES EAST (BEARING BASE LINE), 281.42 FEET ALONG SAID SOUTHLY LINE TO A 5/8 INCH IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 24 DEGREES 34 MINUTES 30 SECONDS EAST TO A 5/8 INCH IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 64 DEGREES 56 MINUTES WEST 276.09 FEET TO A 5/8 INCH IRON ROD FOUND FOR A CORNER, THE SOUTHEAST CORNER OF A 4.11 ACRE TRACT;

THENCE NORTH 25 DEGREES 04 MINUTES WEST 622.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.98 ACRES OF LAND MORE OR LESS.