

FILED FOR RECORD

2020 JAN 30 PM 3:37

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 OR 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: BEING A 3.00 ACRE TRACT OF LAND IN A PART OF THE ALEXANDER HAMPTON LEAGUE, ABSTRACT NUMBER 30 AND THE L. G. ROBERTS SURVEY, ABSTRACT NUMBER 863 AND ALSO BEING A PART OF TWO TRACTS OF LAND RECORDED IN VOLUME 160, PAGE 498 AND VOLUME 335, PAGE 27 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 3.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS VILLA ROAD AND THE EAST RIGHT-OF-WAY LINE OF A PUBLIC ROAD KNOWN AS WORK ROAD AND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN VOLUME 335, PAGE 27 OF THE DEED RECORDS OF HARDIN COUNTY;

THENCE, EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID VILLA ROAD AT 85.00 FEET PASS A CONCRETE MONUMENT FOUND ON THE COMMON LINE OF THE L.Q. ROBERTS SURVEY AND THE

• ALEXANDER HAMPTON LEAGUE AND CONTINUING FOR A TOTAL DISTANCE OF 424.00 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, SOUTH 01 DEGREES 08 MINUTES 05 SECONDS WEST, ALONG THE RESIDUE OF SAID TRACT RECORDED IN VOLUME 160, PAGE 408 OF THE DEED RECORDS OF HARDIN COUNTY FOR A DISTANCE OF 308.00 FEET TO A 1/2-INCH IRON ROD SET FOR CORNER;

THENCE, WEST, ALONG THE RESIDUE OF SAID TRACT FOR A DISTANCE OF 424.62 FEET TO A 1/2-INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY LINE OF WORK ROAD;

THENCE, NORTH 01 DEGREES 12 MINUTES 58 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WORK ROAD FOR A DISTANCE OF 308.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.00 ACRES OF LAND.

A.P.N. 000030-011450

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 09/18/2006 and recorded in Book 13060 Page 93 Document 00056596 real property records of Hardin County, Texas. Re-filed in Document 2008-1211 real property records of Hardin County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 03/03/2020

Time: 10:00 AM

Place: Hardin County, Texas at the following location: THE COMMISSIONER'S COURT ROOM AREA OF THE COURTHOUSE 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 STEVE L. HITCHEN AND SHERMAN SELLS, provides that it secures the payment of the indebtedness in the original principal amount of \$75,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006-NLC1 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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006-NLC1 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. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-NLC1, ASSET-BACKED CERTIFICATES, SERIES 2006-NLC1 obtained a Order from the 88th District Court of Hardin County on 07/10/2019 under Cause No. 59539. 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 MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON, TIFFANY BEGGS OR RON HARMON, 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.



Chelsee
Mackie Wolf Zientz & Mann, P.C.
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Margie Allen
MARGIE ALLEN, KYLE BARCLAY, TOMMY JACKSON,
TIFFANY BEGGS OR RON HARMON
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

Certificate of Posting

I am Margie Allen whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 1-30-20 I filed this Notice of Foreclosure Sale at the office of the Hardin County Clerk and caused it to be posted at the location directed by the Hardin County Commissioners Court.