

POSTED
AT 3:00 o'clock P M

DEC 15 2020

NOTICE OF TRUSTEE'S SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Vicky Gaona DEPUTY

Date: December 14, 2020

Vicky Gaona

Original Lender, Current Holder, and Mortgage Servicer: Shri Ganeshay, LLC, 7216 Braemar Ter., Colleyville, TX 76034.

Note and Security Agreement: A Promissory Note dated February 24, 2020 and being secured by a Deed of Trust also dated February 24, 2020 in the original amount of \$2,250,000.00 executed by Shrungi, LLC in favor of Shri Ganeshay, LLC in the and being filed of record under Instrument Number 202002526 in the Real Property Records of Wise County Texas.

Property to be Sold is described as follows: Lot 1, Block 1, Dry Creek Plaza, Phase II, an addition to the City of Bridgeport, Wise County, Texas, according to the plat recorded in Cabinet C, Page 546, Plat Records, Wise County, Texas save and except all permitted encumbrances set forth in **Exhibit B to Special Warranty Deed**, attached to this notice.

Date of Sale (first Tuesday of Month): Tuesday, January 5, 2021

Time of Sale: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale shall be completed no later than 1:00 p.m.

Place of Sale: The area of the Wise County Courthouse in Decatur, Texas, designated by the Commissioner's Court pursuant to Section 51.002 of the Texas Property Code as a place where foreclosure sales are to take place.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.) and state law, including section 51.015 Texas Property Code. 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.

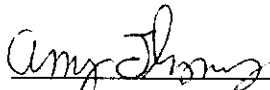
Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale. Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold. The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent

COPY

that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released of public record from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to 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. Prospective bidders are advised to conduct an independent investigation of the nature and condition of the property.

Default and Request To Act. Default has occurred under the Deed of Trust, and the beneficiary has requested me, as trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: December 14, 2020

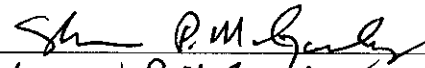


Amy Thomas
Substitute Trustee
Haley & Olson, P.C.
100 N. Ritchie Rd., Suite 200
Waco, Texas 76712
Telephone: (254) 776-3336
Facsimile: (254) 776-6823
Email: athomas@haleyolson.com

Certificate of Posting

My name is SHAWN P. MCGARLEY and my address is P.O. Box 741 Bay L, TX 76023. I declare under penalty of perjury that on December 15, 2020 I filed a Notice of Foreclosure with the office of the Wise County Clerk and caused to be posted at the place designated for Foreclosure Sale Notices at the Wise County Courthouse.

Dated: 12/15/20

Declarant's Signature: 
Declarant's Name: SHAWN P. MCGARLEY

**EXHIBIT B
TO SPECIAL WARRANTY DEED
PERMITTED ENCUMBRANCES**

1. Standby fees, taxes and assessments by any taxing authority for the year 2020, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, *Texas Tax Code*, or because of improvements not assessed for a previous tax year.
2. Rights of tenants in possession under unrecorded leases or rental agreements.
3. All matters that would be reflected on a current survey.
4. A building set-back line, as disclosed by Plat.
5. Recording No.: Affects: Cabinet C, Page 546, Plat Records, Wise County, Texas Westerly 25'
6. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat; Purpose: 1) 5' utility easement along the Northwest, North, East, and South lines; 2) 15' x 84' utility easement; 3) 24' Fire Lane & Public Access Easement. Recording No: Cabinet C, Page 546, Plat Records, Wise County, Texas
7. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; reserved by: Purpose: Recording Date: Recording No: E. R. Adams, et ux gas line easement November 15, 1950 Volume 176, Page 348, Real Property Records, Wise County, Texas.
8. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: City of Bridgeport, Texas, as provided in said document June 1, 2009 Volume 2052, Page 322, Real Property Records, Wise County, Texas.
9. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: City of Bridgeport, Texas, as provided in said document January 23, 2009 Volume 2017, Page 529, Real Property Records, Wise County, Texas.
10. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: Natural Gas Pipeline Company of America As provided in said document August 23, 1963, Volume 255, Page 421, Real Property Records, Wise County, Texas.
11. Easement(s) and rights incidental thereto, as granted in a document: Granted to: Purpose: Recording Date: Recording No: Texas Power & Light Company As provided in said document April 9, 1964, Volume 259, Page 526, Real Property Records, Wise County, Texas.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on the 12th day of April, 2010, Debra Smith executed a Deed of Trust conveying to Charles Fenoglio, as Trustee, the real estate herein described to secure Sanger Bank in the payment of a debt therein described, said Deed of Trust being recorded under Document No. 2010-55401 of the real property records of Wise County, Texas; and

WHEREAS, Default has occurred in the payment of said indebtedness and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness:

Said tract or parcel of land is herein described as follows, to-wit: In the County of Denton, Texas:

BEING A 0.48 ACRE TRACT IN THE A. ROBINSON SURVEY, ABSTRACT NUMBER 706, WISE COUNTY, TEXAS, BEING A CERTAIN CALLED 100' X 210' TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 200, PAGE 615, REAL PROPERTY RECORDS, WISE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

The undersigned, Christopher B. Henry and/or Jill E. Jester, have been appointed Substitute Trustee in the place of said original trustee, upon contingency and in the matter authorized by said Deed of Trust. Lender has instructed Substitute Trustee to offer the Property for sale toward the satisfaction of the Note.

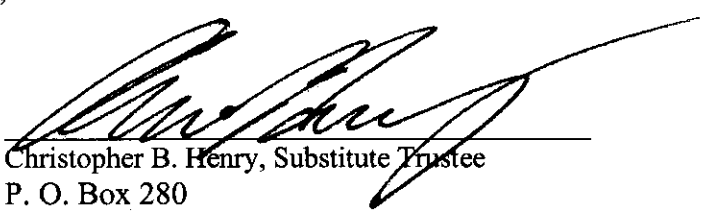
NOW, THEREFORE, Notice is Hereby Given That on **Tuesday the 5th day of January, 2021 at 10:00 o'clock P.M.**, or within three (3) hours thereafter, I will sell said real estate, "AS IS", in the courtyard area on the southeast corner of the Wise County Courthouse located at 101 N. Trinity Street, Decatur, Texas 76234, or in the area designated for such sale by the Wise County Commissioners Court, if different, to the highest bidder for cash.

WITNESS my hand this 11th day of December, 2020.

POSTED
AT 10:39 o'clock A M

DEC 14 2020

SHERRY LEMMON, COUNTY CLERK
WISE COUNTY, TEXAS
By Sarah Enochs DEPUTY
Sarah Enochs



Christopher B. Henry, Substitute Trustee
P. O. Box 280
Denton, Texas 76202
Tel: 940-387-7585
Fax: 940-808-0054

EXHIBIT "A"

BEING a 0.48 acre tract in the A. Robinson Survey, Abstract Number 706, Wise County, Texas, being a certain called 100' x 210' tract described in instrument recorded in Volume 200, Page 615, Real Records, Wise County, Texas, being described by metes and bounds as follows:

BEGINNING at a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set in the Southwesterly R.O.W. of Highway #114 for the East corner of the tract herein described, said point also being the West corner of a certain tract described in instrument recorded in Volume 208, Page 265, Deed Records, Wise County, Texas;

THENCE South 43°51'18" West with a common line between said tract a distance of 210.00 feet to a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. 4281 set for the South corner of the tract herein described, said point also in a Northeasterly line of a certain 54.50 acre tract described in instrument recorded in Volume 674, Page 685, Real Records, Wise County, Texas;

THENCE North 46°08'42" West with said 54.50 acre tract a distance of 100.00 feet to a ½" iron rod found for the West corner of said 100' x 210' tract, said point also being the South corner of a certain tract described in instrument recorded in Volume 739, Page 441, Real Records, Wise County, Texas;

THENCE North 43°51'18" East with a common line between said tracts a distance of 210.00 feet to a ½" iron rod with a yellow plastic cap stamped STEADHAM R.P.L.S. set for a corner in said Southwesterly R.O.W.;

THENCE South 46°08'42" East with said R.O.W. a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.48 acres of land.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

DATE: November 30,2020

DEED OF TRUST:

DATE: April 16, 2014

GRANTOR: Daniel Spivey

TRUSTEE: Marjorie L. Fowler

BENEFICIARY: Johnson Oaks, LP

COUNTY WHERE PROPERTY IS LOCATED: Wise County

RECORDED IN: Document No. 201404767 of the Real Property Records of Wise County, Texas.

PROPERTY: Being a tract (surface estate only) of Land situated Wise County, Texas, more particularly described as Lot 48, Block 2, Phase III Chisholm Hills Addition, an addition in Wise, Texas, according to the Plat recorded in Plat Records, Wise County, Texas.

COPY

NOTE:

DATE: April 16, 2014

AMOUNT: Thirty Thousand and no/100 Dollars (\$30,000.00)

MAKER: Daniel Spivey

PAYEE and BENEFICIARY: Johnson Oaks, LP

TRANSFER OF NOTE AND LIEN:

DATE: December 22, 2017

TRANSFEROR: Johnson Oaks, LP

TRANSFeree: Cacharel Companies Inc

RECORDED IN: Document No. 201714361 of the Real Property Records of Wise County, Texas.

POSTED

AT 10:16 o'clock A M

DEC 3 2020

SUBSTITUTE TRUSTEE: Robert J. Rockett or Cathyrine L. Rockett

SUBSTITUTE TRUSTEE'S MAILING ADDRESS:

307 West Seventh Street, Suite 1719
Fort Worth, Texas 76102-5114


HOLDER: Cacharel Companies Inc

DATE OF SALE OF PROPERTY: Tuesday, January 5, 2021

EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.

PLACE OF SALE OF PROPERTY: Front door at southeast corner of the wise courthouse in Decatur, Texas or at a place designated by the county commissioner.

Because of default in performance of the obligation of the Deed of Trust and the Note, Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified to satisfy the debts secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three (3) hours after that time.

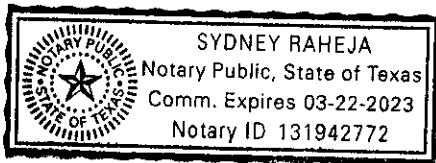


Robert J. Rockett, Substitute Trustee

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Robert J. Rockett, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on November 30, 2020.





NOTARY PUBLIC
STATE OF TEXAS

Notice of [Substitute] Trustee 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. Date, Time and Place of Sale.

Date: 01/05/2021

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Wise County, Texas at the following location: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 200 SUMMITT STREET, ALVORD, TX 76225

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/23/2004 and recorded 04/26/2004 in Book OR 1415 Page 499 Document 347736, real property records of Wise County, Texas, with **Robert N Ponder and Latecia Kay Ponder, husband and wife** grantor(s) and NEW CENTURY MORTGAGE CORPORATION as Lender, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert N Ponder and Latecia Kay Ponder, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$89,100.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE REGISTERED HOLDER OF ASSET BACKED SECURITIES CORPORATION HOME EQUITY LOAN TRUST 2004-HE5 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE5 is the current mortgagee of the note and deed of trust or contract lien.

POSTED

AT 9:39 o'clock AM

NOV 24 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS

By Kathy Gyger DEPUTY

Kathy Gyger

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING LOT ONE (1), BLOCK ONE (1), TRIO ADDITION, TO THE CITY OF ALVORD, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET "A", SECTION 48, MAP RECORDS, WISE COUNTY, TEXAS.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

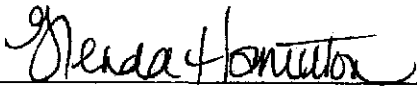
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date: November 20, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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

Notice of [Substitute] Trustee 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. Date, Time and Place of Sale.

Date: 01/05/2021

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Wise County, Texas at the following location: **THE SOUTHEAST PORCH AT THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 1025 CR 4380, BOYD, TX 76023

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 09/30/2004 and recorded 10/05/2004 in Book OR VL 1476 Page 531 Document 357602, real property records of Wise County, Texas, with **RICK G. SMITH, AN UNMARRIED MAN** grantor(s) and **HOMEcomings FINANCIAL NETWORK INC** as Lender, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RICK G. SMITH, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$77,850.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2004-RS10** is the current mortgagee of the note and deed of trust or contract lien.

POSTED

AT 9:39 o'clock AM

Nov 24 2020

SHERRY LEMON, COUNTY CLERK
WISE COUNTY, TEXAS
BY [Signature] DEPUTY

Kathy Gyger

Notice of [Substitute] Trustee Sale

6. Default: A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

7. Property to be sold: The property to be sold is described as follows:

BEING A 3.73 ACRE TRACT IN BLOCK 20 OF THE VAN ZANDT COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 1182, WISE COUNTY, TEXAS AND ALSO BEING PART OF A CERTAIN CALLED 78 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 265, PAGE 596, DEED RECORDS, WISE COUNTY, TEXAS AND THIS PART BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT A 3/8" IRON ROD FOUND IN COUNTY ROAD # 380 FOR THE SOUTHEAST CORNER OF SAID BLOCK 20, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID 78 ACRE TRACT; THENCE SOUTH 89°47' 00" WEST WITH THE SOUTH LINE OF SAID 78 ACRE TRACT A DISTANCE OF 2358.54 FEET TO A RR SPIKE SET IN SAID COUNTY ROAD FOR THE SOUTHWEST CORNER OF SAID 78 ACRE TRACT AT THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 00° 00' 00" EAST A DISTANCE OF 558.02 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER IN THE WEST LINE OF SAID 78 ACRE TRACT; THENCE NORTH 89°47' 00" EAST A DISTANCE OF 291.17 FEET TO A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED STEADHAM R.P.L.S. 4281 SET FOR A CORNER; THENCE SOUTH 00° 00' 00" WEST PASSING A 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED STEADHAM REFERENCE SET AT A DISTANCE OF 530.78 FEET IN ALL A DISTANCE OF 558.02 FEET TO A POINT IN THE SOUTH LINE OF SAID 78 ACRE TRACT, SAID POINT ALSO BEING IN SAID COUNTY ROAD; THENCE SOUTH 89°47' 00" WEST A DISTANCE OF 291.17 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.73 ACRES OF LAND.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

**1 Mortgage Way
Mt. Laurel, NJ 08054**

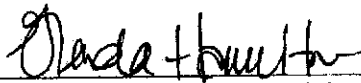
Phone: 877-744-2506

Notice of [Substitute] Trustee Sale

9. Limitation of Damages: 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.

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.

Date: November 20, 2020



Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

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