

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY TX

19 NOV 22 AM 8:19

BY: 
DEPUTY

TS No.: 2019-02194-TX
19-000954-673

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: 01/07/2020

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

Place: THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR 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: 3884 COUNTY ROAD 3322, GREENVILLE, TX 75402

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 10/11/2005 and recorded 10/17/2005 in Book OR 1376 Page 551 Document 16989, real property records of Hunt County, Texas, with **John Britton Love and Wife, Jennifer Gayle Love**, grantor(s) and BANKERS FINANCIAL MORTGAGE GROUP, LTD., 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RONDA TYLER, JAMI HUTTON, SHERYL LAMONT, ALLAN JOHNSTON, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **John Britton Love and Wife, Jennifer Gayle Love**, securing the payment of the indebtedness in the original principal amount of **\$133,929.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

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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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE M. WEATHERFORD SURVEY, ABSTRACT NO. 1107, HUNT COUNTY, TEXAS, AND BEING ALL OF LOT 13, BRIARWOOD ESTATES SECTION 1, AN ADDITION TO HUNT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 384 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND BEING A PART OF LOT 1, BRIARWOOD ESTATES SECTION 2, AN ADDITION TO HUNT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 400, PAGE 482 OF THE PLAT RECORDS OF HUNT COUNTY, TEXAS AND BEING ALL OF TRACT TWO A PART OF TRACT ONE AS DESCRIBED IN A WARRANTY DEED FROM W. D. CUMMINGS TO JOE GRAY AND WIFE, KARTHRYN GRAY DATED JANUARY 19, 1972 AND BEING RECORDED IN VOLUME 708, PAGE 584 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE ABOVE CITED LOT 13 AND SAID GRAY TRACT;

THENCE NORTH 00 DEGREES 19 MINUTES 56 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 13 AT 125.00 PASS THE NORTHWEST CORNER OF SAID LOT 1, AND CONTINUING ALONG THE WEST LINE OF LOT 1, A TOTAL DISTANCE OF 214.52 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 05 MINUTES 26 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 242.58 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER IN THE EAST LINE OF SAID LOT 1, SAID POINT ALSO BEING IN THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 3322;

THENCE IN A SOUTHEASTERLY DIRECTION ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26 DEGREES 15 MINUTES 23 SECONDS, A RADIUS OF 273.38 FEET, A TANGENT OF 63.76 FEET AND A CHORD OF SOUTH 43 DEGREES 10 MINUTES 24 SECONDS EAST 124.19 FEET ALONG SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 124.19 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER;

THENCE SOUTH ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER AT THE SOUTHEAST CORNER OF SAID LOT 13;

THENCE SOUTH 88 DEGREES 45 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 13 A DISTANCE OF 326.25 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.52 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**

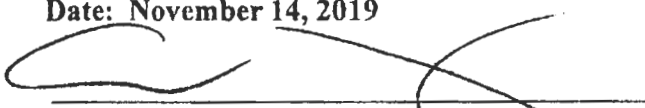
Phone: 877-744-2506

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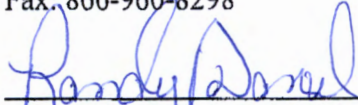
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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 14, 2019


Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – 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



RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, DANA KAMIN, LISA BRUNO, RONDA TYLER, JAMI HUTTON, SHERYL LAMONT, ALLAN JOHNSTON, ROBERT LAMONT, HARRIETT FLETCHER, RONNIE HUBBARD, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.