

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: 05/07/2024

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

Place: Hunt County, Texas at the following location: **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: 5159 COUNTY ROAD 2208, 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 07/24/2006 and recorded 07/31/2006 in Book 1487 Page 522 Document 11946, real property records of Hunt County, Texas, with **WESLEY ARCHER AND JORN JAMIESON, AS JOINT TENANTS** grantor(s) and **POPULAR FINANCIAL SERVICES, L.L.C** 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 **WESLEY ARCHER AND JORN JAMIESON, AS JOINT TENANTS**, securing the payment of the indebtedness in the original principal amount of **\$86,250.00**, 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 F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-D** is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD
at 10:43 o'clock A M

MAR 21 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by 

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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:

BEING A 10,000 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE NATHANIEL ATTEBERRY SURVEY, ABSTRACT NO. 22, HUNT COUNTY, TEXAS, AND BEING PART OF A CALLED 40.8246 ACRE TRACT DESCRIBED IN A DEED FROM JIMMIE WAYNE FIELDS TO GRACIE JENOICE FIELDS AS RECORDED IN VOLUME 838, PAGE 661 HUNT COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF SAID 40.8246 ACRE TRACT AND ON THE CENTERLINE OF COUNTY ROAD NO. 2208, FOR A CORNER; THENCE NORTH 84 DEGREES 45 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID 40.8246 ACRE TRACT AND THE CENTERLINE OF SAID COUNTY ROAD NO. 2208 A DISTANCE OF 353.51 FEET TO A POINT, FOR A CORNER; THENCE NORTH 04 DEGREES 16 MINUTES 42 SECONDS EAST ACROSS SAID 40.8246 ACRE TRACT PASSING A 1/2 INCH IRON ROD SET FOR A REFERENCE AT A DISTANCE OF 28.63 FEET AND CONTINUING A TOTAL DISTANCE OF 1235.34 FEET TO A 1/2 INCH IRON ROD, SET FOR CORNER; THENCE SOUTH 83 DEGREES 47 MINUTES 53 SECONDS EAST ACROSS SAID 40.8246 ACRE TRACT PASSING A 1/2 INCH IRON ROD FOUND FOR A REFERENCE AT AN INSIDE CORNER OF SAID 40.8246 ACRE TRACT AND AT THE SOUTHWEST CORNER OF A CALLED 40.34 ACRE TRACT (POTEET 638/451 H.C.O.P.R.) AT A DISTANCE OF 223.81 FEET AND CONTINUING ALONG THE SOUTHERLY MOST NORTH LINE OF SAID 40.8246 ACRE TRACT AND THE SOUTH LINE OF SAID 40.34 ACRE TRACT A TOTAL DISTANCE OF 353.66 FEET TO A 2 INCH SQUARE IRON PIPE FOUND AT THE SOUTHERLY MOST NORTHEAST CORNER OF SAID 40.8246 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 23.2 ACRE TRACT (REAMES 766/783 H.C.D.R.) FOR A CORNER; THENCE SOUTH 04 DEGREES 16 MINUTES 42 SECONDS WEST ALONG THE SOUTHERLY MOST EAST LINE OF SAID 40.8246 ACRE TRACT AND THE WEST LINE OF SAID 23.2 ACRE TRACT PASSING A 1/2 INCH IRON ROD SET FOR REFERENCE AT A DISTANCE OF 1195.60 FEET AND CONTINUING A TOTAL DISTANCE OF 1229.45 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.000 ACRES OF LAND, MORE OR LESS.

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:

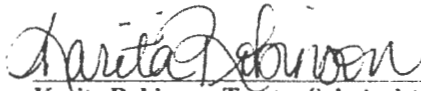
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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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: March 20, 2024




Karita Robinson, Trustee Sale Assistant

C/O Power Default Services, Inc.
7730 Market Center Ave. Suite 100
El Paso, TX 79912
Telephone: 855-427-2204
Fax: 866-960-8298

For additional sale information visit: www.realtybid.com/texas or (877) 518-5700

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.

I am  whose address is c/o AVI Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 3-21-24 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.

Certificate of Posting