

# NOTICE OF TRUSTEE'S SALE

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2019 JUL 11 AM 11:33

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

## INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated October 07, 2005 and recorded under Vol. 1373, Page 0462, or Clerk's File No. 009869, in the real property records of HILL County Texas, with Jim E. Little a married man, and Stacey Little as Grantor(s) and PHH Mortgage Corp (fka Cendant Mortgage Corp) d/b/a PHH Mortgage Services as Original Mortgagee.

Deed of Trust executed by Jim E. Little a married man, and Stacey Little securing payment of the indebtedness in the original principal amount of \$57,475.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jim E. Little. PHH Mortgage Corporation is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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 property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1661 Worthington Road Suite 100, West Palm Beach, FL 33409.

### 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.

## SALE INFORMATION

Date of Sale: 08/06/2019

Earliest Time Sale Will Begin: 11:00 AM

Location of Sale: The place of the sale shall be: HILL County Courthouse, Texas at the following location: The east door of the Hill County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

## TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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.

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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.

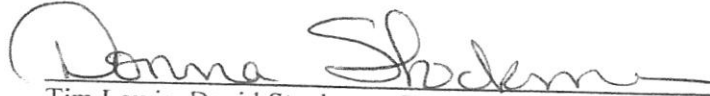
The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:

Codilis & Moody, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060

(281) 925-5200



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, Lisa Cockrell or Aaron Demuth as Substitute Trustee

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 SOUTHERLY LINE TO A 5/8 INCH IRON ROD FOUND FOR A CORNER;

THENCE SOUTH 24 DEGREES 24 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.