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NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2019 NOV 12 P 12:42

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 11:00 AM or not later than three hours after that time

Place: EAST DOOR OF THE HILL COUNTY 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: 1224 HCR 1425, COVINGTON, TX 76636

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 01/09/2006 and recorded 01/30/2006 in Book 1391 Page 0596 Document 001058 , real property records of Hill County, Texas, with **Timothy W. Carr and Ingrid C. Carr, husband and wife** grantor(s) and ALETHES, LLC 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 DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Timothy W. Carr and Ingrid C. Carr, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$75,693.00, 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 tract or parcel of land located in the SAMUEL MARSHALL SURVEY, ABSTRACT No. 571, in Hill County, Texas, and being a part of a called 16.13 acre tract of land conveyed to Timothy W. Carr et ux, Ingrid C. Carr by deed recorded in Volume 726, Page 293, of the Deed Records of Hill County, Texas, and being more particularly described as follows: COMMENCING at a ½" steel rebar found for a corner on the easterly line of County Road 1100A (variable width right-of-way), being the northwest corner of said Carr tract; THENCE South 30 degrees 06 minutes 24 seconds East, along the easterly line of said County Road 1100A, and the westerly line of said Carr tract, for a distance of 30.01 feet to a ½" steel rebar with a yellow plastic cap stamped "PEEDE DATA" set for a corner on the easterly line of said County Road 1100A, and the westerly line of said Carr tract, being the northwesterly corner of this tract, and the POINT OF BEGINNING; THENCE North 58 degrees 18 minutes 14 seconds East, 30 feet south and parallel to the northerly line of said Carr tract for a distance of 450.61 feet to a ½" steel rebar with a yellow plastic cap stamped "PEEDE DATA" set for a corner, being the northeasterly corner of this tract; THENCE South 30 degrees 06 minutes 24 seconds East, along the easterly line of this tract, for a distance of 193.53 feet to a ½" steel rebar with a yellow plastic cap stamped "PEEDE DATA" set for a corner, being the southeasterly corner of this tract; THENCE South 58 degrees 18 minutes 14 seconds West, along the southerly line of this tract, for a distance of 450.61 feet to a ½" steel rebar with a yellow plastic cap stamped "PEEDE DATA" set for a corner on the easterly line of the aforementioned County Road 1100A, the westerly line of the aforementioned Carr tract, and being the southwest corner of this tract; THENCE North 30 degrees 06 minutes 24 seconds west, along the easterly line of said County Road 1100A, and the westerly line of said Carr tract, for a distance of 193.53 feet to the point of beginning, and containing 2.00 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

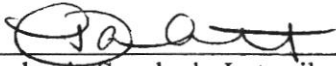
**1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506**

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 8, 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



DONNA STOCKMAN, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, GUY WIGGS, DAVID STOCKMAN, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, ANGIE USELTON, KRISTOPHER HOLUB, RONDA TYLER, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF - 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 Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.