

C&S No. 44-18-3142 / Conventional / Yes / FILE NOS
PHH Mortgage Corporation

Copy of Original
Filed 12-18-18
Not Compared
or Verified

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: November 03, 2004

Grantor(s): Linda G Kuborn, an unmarried woman

Original Trustee: Robert Frappier, Trustee

Original Mortgagee: Century 21 Mortgage

Recording Information: Vol. 1157, Page 457, or Clerk's File No. 045454, in the Official Public Records of LIMESTONE County, Texas.

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

FIELD NOTES FOR 2.80 ACRES OF LAND IN THE TOWN OF TEHUACANA, LIMESTONE COUNTY, TEXAS, BEING ALL OF BLOCK 1 AND A PORTION OF BEESON STREET BETWEEN BLOCKS 1 AND 2 WITH 41.00 FEET OF BLOCK 2 CONVEYED TO LEONARD A. HAWKINS, JR. IN VOLUME 1057, PAGE 779 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PROPER PURPOSES.

Date of Sale: 01/02/2019 Earliest Time Sale Will Begin: 11:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Lori Garner as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Julian Perrine as Successor Substitute Trustee, Matt Hansen as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jack Burns II as Successor Substitute Trustee, Shawn Schiller as Successor Substitute Trustee, Tonya Washington as Successor Substitute Trustee, Travis Kaddatz as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee



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The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. 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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LIMESTONE County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 6th day of December, 2018.

For Information:

"Auction.com
I Mauchly
Irvine, CA 92618



Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:



Printed Name:

Lori Garner

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BEING 2.80 acres of land in the Town of Tehuacana, Limestone County, Texas, being all of Block 1 and a portion of Beeson Street between Blocks 1 and 2 with 41.00 feet of Block 2 conveyed to Leonard A. Hawkins, Jr. in Volume 1057, Page 779 of the Deed Records of Limestone County, Texas, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all proper purposes.

JAHN COMPANY, INC.
5201 SAMUEL, SUITE "C"
LACO, TEXAS 76710

FIELD NOTES

FIELD NOTES FOR 2.80 ACRES OF LAND IN THE TOWN OF TEHUACANA, LIMESTONE COUNTY, TEXAS BEING ALL OF BLOCK 1 AND A PORTION OF BEESON STREET BETWEEN BLOCKS 1 AND 2 WITH 41.00 FEET OF BLOCK 2 CONVEYED TO LEONARD A. HAWKINS JR. IN VOLUME 1057, PAGE 779 OF THE DEED RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A SET SPIKE IN THE SOUTH R.O.W. LINE OF COLLEGE DRIVE BEING THE NORTHWEST CORNER OF THIS 2.80 ACRE TRACT (VOL. 1057, PG. 779);

THENCE N 88 DEG 24 MIN 52 SEC E WITH THE SOUTH R.O.W. LINE OF COLLEGE DRIVE A DISTANCE OF 415.00 FEET TO A FOUND IRON BEING THE NORTHEAST CORNER OF THIS;

THENCE S 01 DEG 35 MIN 08 SEC E A DISTANCE OF 294.00 FEET TO A FENCE POST BEING THE SOUTHEAST CORNER OF THIS;

THENCE S 88 DEG 24 MIN 52 SEC W WITH FENCE LINE AND THE NORTH LINE OF A TRACT CONVEYED TO D.G. TYLER (VOL. 787, PG. 853) A DISTANCE OF 415.00 FEET TO A SET SPIKE BEING THE SOUTHWEST CORNER OF THIS;

THENCE N 01 DEG 35 MIN 08 SEC W A DISTANCE OF 294.00 FEET TO POINT OF BEGINNING CONTAINING 2.80 ACRES OF LAND.

THE STATE OF TEXAS :
COUNTY OF McLENNAN : I, STANLEY L. JAHN, PROFESSIONAL LAND SURVEYOR # 2399, DO HEREBY CERTIFY THAT THE FOREGOING FIELD NOTES ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
THIS THE 27TH DAY OF JULY 2004.

STANLEY L. JAHN, # 2399

COUNTY CLERK'S MEMO
Portions of this document
not reproducible when
filed and recorded.



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Filed for Record in:
Limestone County

On: Dec 10, 2018 at 01:21P

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the named records of:
Limestone County as stamped hereon by me.

Dec 10, 2018

Peggy Beck, County Clerk
Limestone County