

FILED FOR RECORD
WASHINGTON COUNTY TEXAS
2019 AUG 22 AM 10:28
Beth A. Rothman
WASHINGTON COUNTY CLERK

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: 10/01/2019

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

Place: SOUTH ENTRANCE OF THE 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: 511 CHARLES LEWIS ST, BRENHAM, TX 77833

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 07/24/2015 and recorded 08/07/2015 in Book 1514 Page 0025 Document 4038 , real property records of Washington County, Texas, with **Curtis Orts, an unmarried man** grantor(s) and Freedom Mortgage Corporation 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 PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, JULIAN PERRINE, MARIEL MARROQUIN OR KRISTOPHER HOLUB , Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Curtis Orts, an unmarried man**, securing the payment of the indebtedness in the original principal amount of **\$109,225.00**, 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:

Lot 4B, LEON STEGANT'S SUBDIVISION of Block 14, W. G. Wilkins Addition, a recorded subdivision in the City of Brenham, Washington County, Texas, part of the A. Harrington Survey, A-55, recorded in Plat Cabinet File No. 33A, Plat Records of Washington County, Texas.

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**

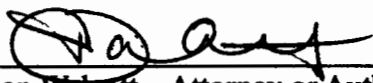
Phone: 877-744-2506

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: August 13, 2019



Iman Walcott – 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



PETE FLOREZ, FLORENCE ROSAS, ZACHARY FLOREZ, ORLANDO ROSAS, BOBBY BROWN, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, EVAN PRESS, CARY CORENBLUM, JIM DOLENZ, PAULETTE MCCRARY, JOSHUA SANDERS, JULIAN PERRINE, MARIEL MARROQUIN OR KRISTOPHER HOLUB
- 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 Pete Florez 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 8-22-19 I filed this Notice of Foreclosure Sale at the office of the Washington County Clerk and caused it to be posted at the location directed by the Washington County Commissioners Court.

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 10/04/2004
Grantor(s): KEISHA SWEED, A SINGLE PERSON AND DONALD MASON, JR. A SINGLE PERSON
Original Mortgagee: PRIORITY BANK
Original Principal: \$91,500.00
Recording Information: Book 1136 Page 423 Instrument 6586
Property County: Washington
Property:

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Broth A. Rothmann
WASHINGTON COUNTY CLERK

A TRACT OR PARCEL OF LAND CONTAINING 0.5000 ACRE OUT OF AND A PART OF A SO CALLED 22 ACRE TRACT FROM RONALD J. SOMMERS LIQUIDATING TRUSTEE FOR MAJOR FUNDING CORPORATION TO ROSIE HARVEY IN INSTRUMENT DATED MARCH 3, 1999 AND RECORDED IN VOLUME 921, PAGE 837 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY OUT OF THE E.D. JACKSON SURVEY, ABSTRACT 64 IN WASHINGTON COUNTY, TEXAS, SAID 0.5000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

COMMENCING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 22 ACRE TRACT AND THE RIGHT-OF-WAY LINE OF SWEED ROAD (VARIABLE WIDTH) MARKING THE SOUTHEAST CORNER OF THE RESIDUE PORTION OF THE ROSIE HARVEY TRACT;

THENCE NORTH 85 DEGREES 38 MINUTES 14 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SWEED ROAD PASSING AT 20.42 FT A 5/8 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF KRETESHIA BENNETT 1.0000 ACRE TRACT DESCRIBED IN VOLUME 1065, PAGE 641 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY IN ALL A DISTANCE OF 104.72 FT TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHEAST CORNER AND PLACE OF BEGINNING OF THE 0.5000 ACRE TRACT AND MARKING THE LOWER SOUTHWEST CORNER OF KRETESHIA BENNETT 1.0000 ACRE TRACT;

THENCE CONTINUING NORTH 85 DEGREES 38 MINUTES 14 SECONDS WEST WITH THE NORTH RIGHT-OF-WAY LINE OF SWEED ROAD A DISTANCE OF 100.00 FT. TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND MARKING THE SOUTHWEST CORNER OF THE JOHNNY BLACKSHIRE 1.0000 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 937, PAGE 303 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY;

THENCE NORTH 02 DEGREES 05 MINUTES 55 SECONDS EAST WITH THE EAST BOUNDARY OF SAID JOHNNY BLACKSHIRE TRACT A DISTANCE OF 217.89 FT. TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE NORTHWEST CORNER OF THIS 0.5000 ACRE TRACT AND THE UPPER SOUTHWEST CORNER OF SAID KRETESHIA BENNETT 1.0000 ACRE TRACT DESCRIBED IN VOLUME 1065, PAGE 641 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY;

THENCE SOUTH 85 DEGREES 38 MINUTES 14 SECONDS EAST WITH THE UPPER SOUTH BOUNDARY OF SAID KRETESHIA BENNETT 1.0000 ACRE TRACT A DISTANCE OF 100.08 FT TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.5000 ACRE TRACT MARKING A RE-ENTRANT CORNER OF SAID KRETESHIA BENNETT TRACT;

THENCE SOUTH 02 DEGREES 07 MINUTES 08 SECONDS WEST WITH THE WEST BOUNDARY OF SAID KRETESHIA BENNETT 1.0000 ACRE TRACT A DISTANCE OF 217.88 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.50000 ACRE AND BEING KNOWN AS 19121 SWEED ROAD, WASHINGTON, TEXAS 77880 AND BEING THE SAME TRACT CONVEYED BY ROOSEVELT BENNETT RECORDED IN VOLUME 108, PAGE 181 OF THE OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

Reported Address: 19121 SWEED ROAD, WASHINGTON, TX 77880

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: JPMorgan Chase Bank, National Association
Mortgage Servicer: JPMorgan Chase Bank, N.A.
Current Beneficiary: JPMorgan Chase Bank, National Association
Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 1st day of October, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE OF THE COURTHOUSE in Washington County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Washington County Commissioner's Court.

Substitute Trustee(s): Pete Florez, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

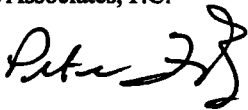
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Bonial & Associates, P.C.



Notice of Foreclosure Sale

Deed of Trust ("Deed of Trust"):

Dated: December 18, 2009

Grantor: Jackie Heard

Trustee: Kevin W. Mutscher

Substitute Trustee: Catherine Kenjura

Lender: Washington County Habitat for Humanity, Inc.

Recorded in: Volume 1328, Page 839 of the real property records of Washington County, Texas.

Secures: Real Estate First Lien Promissory Note ("Note") in the original principal amount of \$66,000.00, executed by Jackie Heard ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Substitute Trustee: Catherine Kenjura

Foreclosure Sale:

Date: Tuesday, October 1, 2019

Time: The sale of the Property will be held between the hours of 10:00 A.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 10:00 A.M. and not later than three hours thereafter.

Place: Washington County Courthouse, south steps

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that Washington County Habitat for Humanity, Inc.'s bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, Washington County Habitat for Humanity, Inc., the owner and holder of the Note, has requested Catherine Kenjura, Substitute Trustee, to sell the Property.

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WASHINGTON COUNTY TEXAS
2019 AUG 23 AM 10:06
APPA D. Rothman
WASHINGTON COUNTY CLERK

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of Washington County Habitat for Humanity, Inc.'s election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with Washington County Habitat for Humanity, Inc.'s rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, Substitute Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If Washington County Habitat for Humanity, Inc. passes the Foreclosure Sale, notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by Washington County Habitat for Humanity, Inc. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Substitute Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

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.

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.



Catherine Kenjura
418 North Park Street, P.O. Box 557
Brenham, Texas 77834-0557
Telephone (979) 836-5288
Telecopier (979) 836-7738