

POSTED  
DATE 12-27-19  
A.M. 2:05 P.M.  
*Michelle Reynolds*  
BY Ke Deputy

FILED  
MICHELLE REYNOLDS  
COUNTY CLERK  
SOMERVELL CO., TEXAS

TS No.: 2019-02512-TX  
19-001136-673

2019 DEC 27 PM 2:00

Notice of [Substitute] Trustee Sale

DEPUTY  
*Ke*

**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:** 03/03/2020

**Time:** The sale will begin at 10:00 AM or not later than three hours after that time

**Place:** THE EAST DOOR OF THE COURTHOUSE IN GLEN ROSE, TEXAS 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:** 4396 S. HWY 144, GLEN ROSE, TX 76043

**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 05/23/2008 and recorded 06/24/2008 in Document 20081655, real property records of Somervell County, Texas, with **RAMON BUNT AND MARTHA BUNT, HUSBAND AND WIFE AS COMMUNITY PROPERTY** grantor(s) and ALACRITY LENDING COMPANY as Lender, PHH MORTGAGE CORPORATION 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 GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JACK BURNS II, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO OR DENISE BOERNER, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **RAMON BUNT AND MARTHA BUNT, HUSBAND AND WIFE AS COMMUNITY PROPERTY**, securing the payment of the indebtedness in the original principal amount of \$206,755.00, 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:

**BEING all those certain lots, tracts or parcel of land situated in the J.L. Marshall Survey, Abstract No. 67, Somervell County, Texas and being a portion of the 2.17 acre tract described in Volume 27, Page 324, Deed Records, Somervell County, Texas, being described by metes and bounds as follows:BEGINNING at a 5/8 inch iron rod found in the east right of way of State Highway 144 and the southwest corner of said tract;THENCE North 02 degrees 17 minutes 51 seconds East, 185 56 feet along the east right of way of State Highway 144, to 1/2 inch iron rod set at the southwest corner of the 10.00 acre tract of land recorded in Volume 27, Page 324, Deed Records, Somervell County, Texas;THENCE South 87 degrees 42 minutes 00 seconds East, 271.02 feet to a 1/2 inch iron rod set;THENCE South 02 degrees 10 minutes 00 seconds West, 135.67 feet to a 1/2 inch iron rod set;THENCE South 81 degrees 52 minutes 53 seconds West, 275.88 feet to the POINT OF BEGINNING, and containing 1.00 acre 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**

**1 Mortgage Way  
Mt. Laurel, NJ 08054**

**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: December 19, 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

GUY WIGGS, DONNA STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DAVID STOCKMAN, TIM LEWIS, MICHELLE SCHWARTZ, KATHY ARRINGTON, RAMIRO CUEVAS, AURORA CAMPOS, JACK BURNS II, SHAWN SCHILLER, PATRICK ZWIERS, DANA KAMIN, LISA BRUNO OR DENISE BOERNER  
- 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, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Somervell County Clerk and caused it to be posted at the location directed by the Somervell County Commissioners Court.