

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: 08/01/2023

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

Place: Cooke County, Texas at the following location: **THE EAST STEPS OF THE COOKE COUNTY COURTHOUSE LOCATED AT 101 SOUTH DIXON STREET, GAINESVILLE, TEXAS 76240 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: 811 W STAR ST, GAINESVILLE, TX 76240-3061

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 11/13/2015 and recorded 11/16/2015 in Book OPR 2039 Page 779 Document 00061569, real property records of Cooke County, Texas, with **SHAWN E HULL AND FELICIA R HULL HUSBAND AND WIFE** grantor(s) and **PRIMELENDING, A PLAINSCAPITAL COMPANY** 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **SHAWN E HULL AND FELICIA R HULL HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$131,081.00**, 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.

FILED FOR RECORD
23 MAY 16 PM 12:06

PAM HARRISON
COUNTY CLERK, COOKE CO. TX

BY *PHH* Page 1 of 3 DEPUTY



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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:

FIELD NOTES TO ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE A. BOUTWELL SURVEY, ABSTRACT NUMBER 99, COOKE COUNTY, TEXAS, AND BEING A RE-TRACEMENT SURVEY A CALLED 0.391 OF AN ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RALPH JOSEPH HERMES, AS RECORDED IN VOLUME 605, PAGE 619, OF THE DEED RECORDS OF COOKE COUNTY, TEXAS, AND BEING A PART OF A CALLED 3.20 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO JIMMY W. FRAZIER ET AL, AS RECORDED IN VOLUME 594, PAGE 694 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE NORTH LINE OF STAR STREET AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO AUTUMN R. AND BAILEY N. MURRILL, AS RECORDED IN VOLUME 1424, PAGE 77, OF SAID DEED RECORDS, SAID POINT BEARS SOUTH 86 DEGREES 34 MINUTES 40 SECONDS WEST A DISTANCE OF 132.76 FEET FROM A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID FRAZIER TRACT; THENCE SOUTH 86 DEGREES 34 MINUTES 40 SECONDS WEST WITH THE NORTH LINE OF SAID STAR STREET AND THE SOUTH LINE OF SAID FRAZIER TRACT A DISTANCE OF 65.82 FEET TO A 1/2" IRON ROD FOUND FOR CORNER AT THE SOUTHEAST CORNER OF A CALLED 0.40 OF AN ACRE TRACT OF LAND DESCRIBED IN THE DEED TO RALPH J. HERMES, ET UX, AS RECORDED IN VOLUME 1063, PAGE 597, OF SAID DEED RECORDS; THENCE NORTH 03 DEGREES 25 MINUTES 20 SECONDS WEST WITH THE EAST LINE OF SAID 0.40 ACRE TRACT A DISTANCE OF 260.51 FEET TO A 1/2" CAPPED IRON SET FOR CORNER IN THE SOUTH LINE OF THE ABANDONED M.K. & T. R.R. RIGHT-OF-WAY AT THE NORTHEAST CORNER OF SAID 0.40 ACRE TRACT; THENCE SOUTH 89 DEGREES 02 MINUTES 30 SECONDS EAST WITH THE SOUTH LINE OF SAID R. R. RIGHT OF WAY A DISTANCE OF 66.01 FEET TO A 1/2" CAPPED IRON ROD SET FOR CORNER AT THE NORTHWEST CORNER OF SAID MURRILL TRACT; THENCE SOUTH 03 DEGREES 25 MINUTES 20 SECONDS EAST WITH THE WEST LINE OF SAID MURRILL TRACT A DISTANCE OF 255.47 FEET TO THE PLACE OF BEGINNING AND ENCLOSING 0.390 OF AN 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:

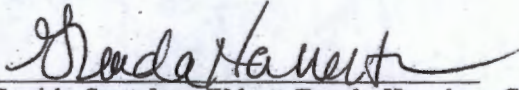
**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

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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: May 15, 2023



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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, 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 Cooke County Clerk and caused it to be posted at the location directed by the Cooke County Commissioners Court.