

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.

FILED FOR RECORD
2020 AUG 27 PM 2:52
LINDA WALLACE
COUNTY CLERK
RAINS COUNTY TEXAS
BY *[Signature]*

1. Date, Time and Place of Sale.

Date: 10/06/2020

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

Place: Rains County, Texas at the following location: **THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET 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: 7922 W HWY 69, POINT, TX 75472

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 04/05/1999 and recorded 04/07/1999 in Book 0367 Page 274 Document 642, real property records of Rains County, Texas, with **Ronald D. Graves and wife, Tina L. Graves** grantor(s) and **LOUISE O. GARDNER** as Lender, U.S. Bank National Association, as Indenture Trustee for Salomon Mortgage Loan Trust, Series 2001-CB4, C-BASS Mortgage Loan Asset-Backed Notes 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 **Ronald D. Graves and wife, Tina L. Graves**, securing the payment of the indebtedness in the original principal amount of \$90,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Indenture Trustee for Salomon Mortgage Loan Trust, Series 2001-CB4, C-BASS Mortgage Loan Asset-Backed Notes 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 a 2.870 acre lot, tract or parcel of land situated in the Levi Welch Survey, Abstract No. 270, Rains County, Texas, and being part of a called 81-2/3 acre tract described in a deed from J. D. Whittle to E. D. Williams, et ux, as recorded in Volume 106, Page 120, Rains County Deed Records, and being more particularly described as follows: BEGINNING at a nail found for a corner in the centerline of County Road No. 4528 at the southwest corner of a 6.333 acre tract previously surveyed; THENCE S 89° 04' 06" W along the centerline of County Road 4528 and the south line of said 81-2/3 acre tract a distance of 272.07 feet to a point for a corner at a bend in the said road; THENCE S 42° 37' 15" W continuing along County Road 4528 a distance of 69.49 feet to a nail set for a corner on the northeast line of U. S. Highway 69; THENCE N 43° 03' 53" W along the northeast line of said U. S. Highway 69 a distance of 267.13 feet to a ½ inch iron rod set for a corner; THENCE N 49° 52' 45" E a distance of 451.34 feet to a ½ inch iron rod set for a corner on the west line of said 6.333 acre tract; THENCE S 32° 24' 31" E a distance of 142.68 feet to a ½ inch iron rod found for a corner; THENCE S 32° 18' 48" W a distance of 71.95 feet to a ½ inch iron rod found for a corner; THENCE S 25° 24' 11" E passing a ½ inch iron rod found for reference at 248.67 feet continuing in all a total distance of 275.87 feet to the point of beginning and containing 2.870 acres of land. The above field notes were prepared from an actual on the ground survey made under the direction and supervision of Danny W. Beasley, registered Professional land surveyor No. 4915, dated February 8, 1999.

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**

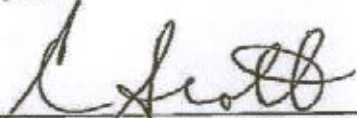
Phone: 877-744-2506

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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: August 26, 2020

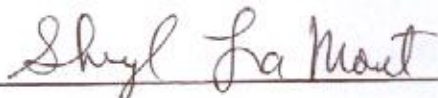


Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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

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.

I am _____ ^{Certificate of Posting} 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 Rains County Clerk and caused it to be posted at the location directed by the Rains County Commissioners Court.



Posted by Sheryl LaMont 8.27.20