

FILED
AT 3:36 O'CLOCK P M

TS No.: 2019-01700-TX
19-000787-673

SEP 26 2019

Notice of [Substitute] Trustee Sale

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By MO

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: 11/05/2019

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

Place: THE ANGELINA COUNTY COURTHOUSE ANNEX, 606 EAST LUFKIN AVENUE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE THE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM 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: 508 EAST JODIE AVENUE, LUFKIN, TX 75901

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 06/28/2005 and recorded 07/26/2005 in Book RP Vol 2224 Page 278 Document 00201482, real property records of Angelina County, Texas, with **DELWYN COLLINS AND WIFE, ADRIENNE THOMAS BAGLEY COLLINS**, grantor(s) and HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA 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 SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, KAREN LILLEY OR HARRIETT FLETCHER, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **DELWYN COLLINS AND WIFE, ADRIENNE THOMAS BAGLEY COLLINS**, securing the payment of the indebtedness in the original principal amount of \$46,750.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-5** 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:

THE FOLLOWING DESCRIBED PROPERTY AND PREMISES AND ALL IMPROVEMENTS THEREON SITUATED, IN ANGELINA COUNTY, TEXAS, AS FOLLOWS: BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS BEING OUT OF THE J. L. QUINALTY SURVEY ABSTRACT NO. 40 AND BEING A PART OR PORTION OF LOT 11, BLOCK 8 OF THE DENMAN ADDITION TO THE CITY OF LUFKIN, TEXAS AS RECORDED IN CABINET B ON SLIDE 47A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS AND ALSO BEING ALL OF THAT CERTAIN TRACT DESCRIBED AS TRACT NO. 1 IN A GIFT DEED FROM VIRGINIA DOUGLAS TO LAURA KATHLEEN DOUGLAS GRAY DATED MAY 30, 1985 AND RECORDED IN VOLUME 576 ON PAGE 797 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT; BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID REFERRED TO TRACT NO. 1 BEING ON THE WEST RIGHT OF WAY OF MONTROSE AVENUE AN ANGLE IRON FOUND FOR CORNER; THENCE S 69 DEGREES 47 MINUTES 10 SECONDS W WITH THE SOUTH BOUNDARY LINE OF TRACT NO. 1 AT 135.00 FEET THE SOUTHWEST CORNER OF SAME BEING ON THE EAST RIGHT OF WAY OF HOMER STREET, AN ANGLE IRON FOUND FOR CORNER; THENCE 19 DEGREES 35 MINUTES 50 SECONDS W WITH THE WEST BOUNDARY LINE OF SAID TRACT NO. 1 AND THE EAST RIGHT OF WAY OF HOMER STREET AT 115.50 FEET THE NORTHWEST CORNER OF SAME BEING AN ANGLE IRON FOUND FOR CORNER; THENCE N 70 DEGREES 00 MINUTES 00 SECONDS E WITH THE NORTH BOUNDARY LINE OF TRACT NO. 1 AND THE SOUTH RIGHT OF WAY OF JODIE STREET AT 132.96 FEET THE NORTHEAST CORNER OF SAME BEING AN ANGLE IRON FOUND FOR CORNER; THENCE S 20 DEGREES 36 MINUTES 50 SECONDS E WITH THE EAST BOUNDARY LINE OF TRACT NO. 1 AND THE WEST RIGHT OF WAY OF MONTROSE AVENUE AT 115.00 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.354 ACRES OF LAND MORE OR LESS. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL MINERAL RESERVATIONS OR CONVEYANCE, RESTRICTIONS, EASEMENTS, AND COVENANTS OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF ANGELINA COUNTY, TEXAS, APPLICABLE TO AND ENFORCEABLE AGAINST THE HEREINABOVE DESCRIBED PROPERTY.

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**

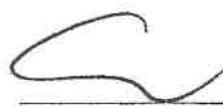
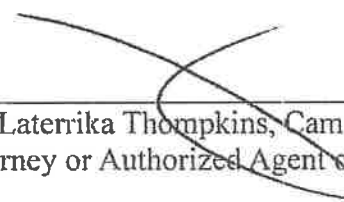

Phone: 877-744-2506

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: September 20, 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


SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE,
ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, REID RUPLE, KAREN LILLEY
OR HARRIETT FLETCHER
- 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, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Angelina County Clerk and caused it to be posted at the location directed by the Angelina County Commissioners Court.