C&S No. 44-18-0091 / Conventional / Yes PHH Mortgage Corporation

NOTICE OF TRUSTEE'S 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: May 30, 2003

Grantor(s):

Justin I Franklin and wife, Baisha Franklin

Original Trustee:

Burke, Wilson, Castle, Daffin & Frappier

Original Mortgagee:

Mortgage Electronic Registration Systems, Inc., solely as nominee for Cendant

Mortgage Corporation, its successors and assigns

Recording Information:

Vol. 1330, Page 0204, or Clerk's File No. 4192, in the Official Public Records of

LAMAR County, Texas.

Current Mortgagee:

PHH MORTGAGE CORPORATION

Mortgage Servicer:

PHH Mortgage Corporation, whose address is C/O One Mortgage Way, Mt. Laurel, NJ 08054 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to

administer any resulting foreclosure of the referenced property.

Legal Description:

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE ASA JARMAN SURVEY #479, AND BEING LOT 16, BLOCK 1, OF SHADY OAK ADDITION #3, SAID ADDITION BEING RECORDED IN ENVELOPE 155-B OF THE PLAT RECORDS OF SAID COUNTY AND STATE AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale:

05/01/2018 Earliest Time Sale Will Begin:

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Robert LaMont as Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Aurora Campos as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Markcos Pineda as Successor Substitute Trustee, Jonathan Harrison as Successor Substitute Trustee, Patrick Zwiers as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest tin urs after that time. 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.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the LAMAR County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 5th day of April, 2018.

For Information:

"Auction.com 1 Mauchly Irvine, CA 92618 Nicole M. Bartee, Attorney at Law

Codilis & Stawiarski, P.C.

400 N. Sam Houston Pkwy E, Suite 900A

Houston, TX 77060 (281) 925-5200

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as <u>Personal Knowledge</u>, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 5th day of April, 2018.

Notary Public Signature IRINA JARAMILLO
Notary Public, State of Texas
Comm. Expires 08-21-2021
Notary ID 131252507

Printed Name:

C&S No. 44-18-0091 / Conventional / Yes PHH Mortgage Corporation

EXHIBIT A

FIELD NOTES

Situated within the Corporate Llimits of the City of Paris, County of Lamar, and State of Texas, a part of the Asa Jarman Survey #479, and being lot 16, block 1, of Shady Oak Addition #3, said Addition being recorded in Envelope 155-B of the Plat Records of said County and State.

Beginning at a capped (JMN - 4025) iron pin (frs) for corner at the Southeast corner of lot 16 and the

Northeast corner of lot 15 of said Shady Oaks Addition #3.

Thence North 89°52'15" West a distance of 1/25.18 feet to a chain link post (f) for corner at the Southwest corner of lot 16, the Northwest corner of lot 15, and the Northeast corner of lot 2 and the Southeast corner of lot 1 of said Shady Oaks Addition #2, said #2 being recorded in Envelope 136-A, of said Plat Records;

Thence North 0°05'32" East a distance of 59.96 feet to a pipe (I) for corner at the Northwest corner of lot 16 and the Northeast corner of lot 1;

Thence South 89°51'46" East along the South Boundary Line of W. Austin St. a distance of 125.08 feet to an iron pin (f) for corner at the Northeast corner of lot 16:

Thence South along the West Boundary Line of 18th S.W. a distance of 59.93 feet to the place of beginning.

I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 12th day of January, 2:001, that the improvements shown thereon are correct, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie in a flood zone as indicated by Community Panel No. 480427 0003 B of the Flood Insurance Rate Maps.