

March

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20-000309-673

Filed for Record in:
Robertson County
On: Jan 20, 2022 at 02:22P
By: Kadie Burns

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: 03/01/2022

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

Place: Robertson County, Texas at the following location: **THE SOUTH DOOR ON THE FIRST FLOOR OF THE COURTHOUSE 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: 11480 RUSSELL LANE, BRYAN, TX 77807

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 10/09/2008 and recorded 10/21/2008 in Book OR 1054 Page 327 Document 20087353, real property records of Robertson County, Texas, with **James L. Hodges, unmarried man** grantor(s) and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO. 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 **James L. Hodges, unmarried man**, securing the payment of the indebtedness in the original principal amount of **\$139,460.00**, 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.

I, undersigned, County Clerk, do hereby certify that the above notice was duly posted on 20 day of January, 2022 at 2:30 pm
Stephanie M. Sanders, Robertson County Clerk
by: [Signature]



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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:

All that certain lot, tract, or parcel of land being 1.004 acres in the W. Reed Survey, A-36, in Robertson County, Texas and being Tract 48 of the Benchley Land Co. Section 11 and being a part of a 76.95 acre tract deeded from Dean E. Yaklin to W. R. Coffey, Trustee dated December 2, 1999 and recorded in Volume 745, Page 148 of the Robertson County Official Records in Robertson County, Texas and said 1.004 acre tract being more particularly described by metes and bounds as follows, to-wit:BEGINNING at a set iron pin for corner in the Northwest line of the said 76.95 acre tract and in the Southeast line of a called 50 acre tract, surveyed out 48.28 acres and recorded in Volume 621, Page 83 of the Robertson County Official Records and same being the North corner of a 1.005 acre, Tract 49, surveyed same date and same being South 59 deg. 24' 36" West 336.73 feet from the North corner of the said 76.95 acre tract;THENCE North 59 deg. 24' 36" West with the Northwest line of the said 76.95 acre tract and with the Southeast line of the said 46.28 acre tract a distance of 187.38 feet to a set iron pin for corner in the said line and same being the West corner of a 1.014 acre, Tract 47, surveyed same date;THENCE South 30 deg. 35' 24" East with the Southwest line of the said Tract 47 a distance of 233.40 feet to a set iron pin for corner in the Northwest margin of a 3.41 acre, 60 foot road, Russell Street, surveyed same date and same being the South corner of said Tract 47;THENCE South 59 deg. 24' 38" West with the Northwest margin of Russell Street a distance of 187.38 feet to a set iron pin, for corner in the said line and same being the East corner of the said Tract 49;THENCE North 30 deg. 35' 24" West with the Northeast line of the said Tract 49 a distance of 233.40 feet to the Place Of Beginning, contains 1.004 acres 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: January 18, 2022

Glenda Hamilton

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.
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 *Rita Florez* 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 *1-20-22* I filed this Notice of Foreclosure Sale at the office
of the Robertson County Clerk and caused it to be posted at the location directed by the Robertson County Commissioners Court.