PHH MORTGAGE CORPORATION (PHH)
JONES, MICHAEL
840 NORTH LYDIA AVENUE, STEPHENVILLE, TX 76401

CONVENTIONAL
Our File Number: 14-018451

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 8, 2010, MICHAEL D. JONES, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to TOWN AND COUNTRY BANK in payment of a debt therein described. The Deed of Trust was filed in the real property records of **ERATH** COUNTY, TX and is recorded under Clerk's File/Instrument Number 2010-03293, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **December 2, 2014** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ERATH** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Erath, State of Texas:

THE SOUTHERLY 40 FEET OF LOT 13 AND NORTHERLY 40 FEET OF LOT 14, ALL IN BLOCK 4, L.H. GROESBEECK SUBDIVISION, CITY OF STEPHENVILLE, ERATH COUNTY, TEXAS, ACCORDING TO MAP OF SAID SUBDIVISION RECORDED IN VOL. 348, PAGE 144, DEED RECORDS OF ERATH COUNTY, TEXAS, AND BEING ALSO SHOWN AT PAGE 647, KING'S 1956 MAP OF STEPHENVILLE, TEXAS, RECORDED IN VOL. 381, PAGE 105, DEED RECORDS, ERATH COUNTY, TEXAS.

Property Address: 840 NORTH LYDIA AVENUE
STEPHENVILLE, TX 76401

Mortgage Servicer: PHH MORTGAGE CORPORATION
Noteholder: PHH MORTGAGE CORPORATION
2001 BISHOPS GATE BLVD.
ATTN: MAIL STOP SV-01
MOUNT LAUREL, NEW JERSEY 08054

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

SUBSTITUTE TRUSTEE
TIM LEWIS OR BRENDA WIGGS OR DENISE BOERNER OR ANGELA LEWISc/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

POSTED
A.M. 2:30 P.M.

OCT 23 2014
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY _____ DEPUTY

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