

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: November 21, 2001	Original Mortgagor/Grantor: CHOC R. PHILLIPS AND STACEY J. PHILLIPS
Original Beneficiary / Mortgagee: CENTEX HOME EQUITY COMPANY, LLC., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2002-A
Recorded in: Volume: 161 Page: 695 Instrument No: 013125	Property County: JONES
Mortgage Servicer: Nationstar Mortgage LLC d/b/a/ Mr. Cooper	Mortgage Servicer's Address: 8950 Cypress Waters Blvd, Coppell, TX 75019

* 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 property securing the above referenced loan.

Secures: Note in the original principal amount of \$52,500.00, executed by CHOC PHILLIPS and payable to the order of Lender.

Property Address/Mailing Address: 1225 AVENUE D, HAWLEY, TX 79525

Legal Description of Property to be Sold: BEING THE WEST 63' OF LOTS 4, 5 AND 6, BLOCK 81, ORIGINAL TOWN OF HAWLEY, JONES COUNTY, TEXAS..

Date of Sale: October 05, 2021	Earliest time Sale will begin: 01:00 PM
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Place of sale of Property: THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ON THE SOUTH SIDE) OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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 time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2002-A*, the owner and holder of the Note, has requested Terry Browder, Marsha Monroe, Laura Browder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Terry Browder, Laura Browder or Marsha Monroe whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s)



POSTED NOTICE

DATE 8-19-21 **TIME** 1 PM

Lester Jennings
JONES COUNTY CLERK, JONES CO., TX

BY: _____

has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A., F/K/A BANK ONE, NATIONAL ASSOCIATION AS TRUSTEE FOR CENTEX HOME EQUITY LOAN TRUST 2002-A* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Terry Browder, Marsha Monroe, Laura Browder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Terry Browder, Laura Browder or Marsha Monroe whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Terry Browder, Marsha Monroe, Laura Browder whose address is 750 Highway 121 BYP Suite 100 Lewisville, TX 75067 or Terry Browder, Laura Browder or Marsha Monroe whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.



SUBSTITUTE TRUSTEE

Terry Browder, Marsha Monroe, Laura Browder OR Terry Browder, Laura Browder or Marsha Monroe, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
10700 Abbott's Bridge Road, Suite 170, Duluth, Georgia
30097; PH: (470)321-7112