

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: 08/06/2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
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: 845 HILLTOP CIRCLE, DESOTO, TX 75115

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 08/27/2018 and recorded 08/29/2018 in Document 201800233278 , real property records of Dallas County, Texas, with **Juan Pena and Karen I Galdamez Linares, Husband and Wife** grantor(s) and Everett Financial, Inc., D/B/A Supreme Lending 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 BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Juan Pena and Karen I Galdamez Linares, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of **\$122,735.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PLAZA HOME MORTGAGE INC.** is the current mortgagee of the note and deed of trust or contract lien.

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
2019 MAY 14 PM 3:39

FILED

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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:

BEING A PART OF 0.58 ACRES OF LAND SITUATED IN THE SARAH REAMS SURVEY, ABSTRACT NO. 1217, IN DALLAS COUNTY, TEXAS, AND BEING A PARCEL OF LAND CONVEYED TO BESS R. JOHNSON AND THE ESTATE OF ROBERT R. JOHNSON, AS RECORDED IN VOLUME 564, PAGE 1833 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, AS SHOWN ON SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 1/2-INCH IRON ROD FOR CORNER ON THE WEST RIGHT-OF-WAY LINE OF HILLTOP CIRCLE, BEING THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO JESUS ALVARADO AND FLOR LOPEZ, AS RECORDED IN INSTRUMENT FILE NO. 201300330085 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID JOHNSON PARCEL; THENCE LEAVING SAID RIGHT-OF-WAY, NORTH 88 DEGREES 58 MINUTES 15 SECONDS WEST, A DISTANCE OF 245.33 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, BEING THE NORTHWEST CORNER OF SAID ALVARADO/LOPEZ PARCEL, BEING ON THE EAST RIGHT OF-WAY LINE OF AN ALLEY; THENCE ALONG SAID ALLEY RIGHT-OF-WAY, NORTH, A DISTANCE OF 83.00 FEET TO A SET 1/2- INCH YELLOW-CAPPED IRON ROD FOR CORNER, BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E PLEASANT RUN ROAD, AS DESCRIBED IN DEED TO THE CITY OF DALLAS RECORDED IN VOLUME 82105, PAGE 2246 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS; THENCE PARALLEL WITH E PLEASANT RUN ROAD, SOUTH 88 DEGREES 58 MINUTES 15 SECONDS EAST, A DISTANCE OF 245.33 FEET TO A SET 1/2-INCH YELLOW-CAPPED IRON ROD FOR CORNER, BEING THE INTERSECTION OF SAID E PLEASANT RUN ROAD RIGHT-OF WAY AND THE WEST RIGHT-OF-WAY LINE OF SAID HILLTOP CIRCLE; THENCE ALONG SAID HILLTOP CIRCLE RIGHT-OF-WAY, SOUTH, A DISTANCE OF 83.00 FEET TO A PLACE OF BEGINNING AND CONTAINING 20,358 SQUARE FEET OR 0.47 OF AN ACRE OF LAND

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: May 13, 2019



Stephanie Spurlock, 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: 866-966-8298



BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN - 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 Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.