

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 035454-TX

Date: March 15, 2019

County where Real Property is Located: Lamb

ORIGINAL MORTGAGOR: ROBERT M ARGUELLEZ, A MARRIED MAN, AND WIFE TABITHA ARGUELLEZ

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR COLDWELL BANKER MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 12/22/2006, RECORDING INFORMATION: Recorded on 12/27/2006, as Instrument No. 2583 in Book 607 Page 619 and later modified by a loan modification agreement recorded as Instrument 0158, volume 667, page 365 on 01/26/2011

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **A 3.46 ACRE TRACT OF LAND OUT OF SECTION 34, BLOCK 1, W.E. HALSELL'S SUBDIVISION, LAMB COUNTY, TEXAS, MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **5/7/2019**, the foreclosure sale will be conducted in **Lamb** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **10:00 AM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PHH Mortgage Corporation is acting as the Mortgage Servicer for PHH Mortgage Corporation who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PHH Mortgage Corporation, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054

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.

#6382  
FILED FOR RECORDING  
2019 MAR 21 A 10:45  
TEXAS RECORDER  
COUNTY CLERK LAMB  
CO. TX



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**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.**



By: \_\_\_\_\_ Substitute Trustee  
RONALD BYRD, KRISTIE ALVAREZ, CHARLES GREEN,  
LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS,  
KRISTOPHER HOLUB, DANA KAMIN, GARRETT  
SANDERS, AARTI PATEL, VANESSA MCHANEY, PAUL A.  
HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

CLIENT # 035454-TX

**EXHIBIT A – LEGAL DESCRIPTION**

A 3.46 acre tract of land out of Section 34, Block 1, W.E. Halsell's Subdivision, Lamb County, Texas recorded as SAVE AND EXCEPT in Volume 577, Page 834 of the Deed Records of Lamb County, Texas described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found in the West line of Section 34 for the Southwest corner of this tract, the Southwest corner of Section 34 bears South a distance of 2216.74 feet;

THEN North in a graded county road a distance of 480.48 feet to a point for the Northwest corner of this tract;

THEN S 89° 58'57" E, at 25.00 feet pass a ½ inch steel rod with cap set in the East line of said road continuing a total distance of 313.34 feet to a ½ inch iron rod found for the Northeast corner of this tract;

THEN S 0° 03'07" E a distance of 480.48 feet to a ½ inch iron rod found for the Southeast corner of this tract;

THEN N 89° 58'57" W, at 288.78 feet pass a ½ inch steel rod with cap set in the East line of said road continuing a total distance of 313.78 feet to the point of BEGINNING.