

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: January 06, 2015

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 26, 2009 and recorded in Document VOLUME: 1315 AND PAGE: 381 real property records of LIMESTONE County, Texas, with THOMAS J SCALES AND LINDA K SCALES, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.


4. **Obligations Secured.** Deed of Trust or Contract Lien executed by THOMAS J SCALES AND LINDA K SCALES, securing the payment of the indebtednesses in the original principal amount of \$36,329.00, 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.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **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 CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054



BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

0000004598439

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE H. & T. C. R. R. SURVEY, ABSTRACT NO. 287, LIMESTONE COUNTY, TEXAS AND BEING ALL OF THE CERTAIN CALLED 1/4 ACRE TRACT DESCRIBED IN A DEED TO TRESA A. HUTCHINSON FROM DANNIE P. HUTCHINSON ON JANUARY 19, 2006 AND RECORDED IN VOLUME 1195, PAGE 40 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1/2" IRON ROD (SET) AT A X-TIE FENCE POST FOR THE WEST CORNER OF THE ABOVE MENTIONED 1/4 ACRE TRACT, THE SOUTH CORNER OF A CALLED 4 ACRE TRACT CONVEYED TO OLLIE RUTH MANN FROM WILBURN MCFARLAND RECORDED IN VOLUME 521, PAGE 511 AND BEING IN THE NORTHEAST LINE OF COUNTY ROAD NO. 139, MORE OR LESS.

THENCE NORTH 60 DEG. 00 MIN. 00 SEC. EAST WITH THE NORTHWEST LINE OF THE 1/4 ACRE TRACT AND THE SOUTHEAST LINE OF THE 4 ACRE TRACT, A DISTANCE OF 120.00 FT. TO A 1/2" IRON ROD (SET) IN A FENCE FOR THE NORTH CORNER OF THE 1/4 ACRE TRACT AND BEING THE NORTHERLY WEST CORNER OF THE RESIDUE OF A CALLED 5.9 ACRES CONVEYED TO J.D. HARDIN RECORDED IN VOLUME 442, PAGE 384;

THENCE SOUTH 30 DEG. 00 MIN. 00 SEC. EAST WITH THE NORTHEAST LINE OF THE 1/4 ACRE TRACT AND THE NORTHERLY SOUTHWEST LINE OF THE HARDIN TRACT, A DISTANCE OF 96.00 FT. TO A 1/2" IRON ROD (SET) FOR AN ELL. CORNER OF SAME AND BEING THE EAST CORNER OF THE 1/4 ACRE TRACT;

THENCE SOUTH 60 DEG. 00 MIN. 00 SEC. WEST WITH THE SOUTHEAST LINE OF THE 1/4 ACRE TRACT AND THE WESTERLY NORTHWEST LINE OF THE HARDIN TRACT, A DISTANCE OF 120.00 FT. TO A 1/2" IRON ROD (SET) FOR THE SOUTHERLY WEST CORNER OF SAME, THE SOUTH CORNER OF THE 1/4 ACRE TRACT AND BEING IN THE NORTHEAST LINE OF SAID COUNTY ROAD NO. 139;

THENCE NORTH 30 DEG. 00 MIN. 00 SEC. WEST WITH THE SOUTHWEST LINE OF THE 1/4 ACRE TRACT AND THE NORTHEAST LINE OF COUNTY ROAD NO. 139, A DISTANCE OF 96.00 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.265 ACRE OF LAND.

THE BEARINGS RECITED HEREIN ARE BASED ON THE NORTHWEST LINE OF A CALLED 1/4 ACRE TRACT DESCRIBED IN VOLUME 1195 PAGE 140 OF THE REAL PROPERTY RECORDS OF LIMESTONE COUNTY, TEXAS.

Filed for Record in:
Limestone County

On: Nov 24, 2014 at 04:23P

By: Olga Guzman

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of: Limestone County as stamped hereon by me.

Nov 24, 2014

Peggy Beck, County Clerk
Limestone County