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FILED FOR RECORD
2019 DEC - 5 A 10 08
TONYA RITCHIE
COUNTY CLERK LAMB COUNTY, TEXAS

NOTICE OF FORECLOSURE 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 OR 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. *Property to Be Sold.* The property to be sold is described as follows: A 3.46 ACRE TRACT OF LAND OUT OF SECTION 34, BLOCK 1, W.E. HALSELL'S SUBDIVISION, LAMB COUNTY, TEXAS RECORDED AS SAVEAND EXCEPT IN VOLUME 577, PAGE 834 OF THE DEED RECORDS OF LAMB COUNTY, TEXAS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:BEGINNING AT A 1/2 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 SOUTH 89 DEGREES 58 MINUTES 57 SECONDS EAST, AT 25.00 FEET PASS A 1/2 INCH STEEL ROD WITH CAP SET IN THE EAST LINE OF SAID ROAD CONTINUING A TOTAL DISTANCE OF 313.34 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT; THEN SOUTH 0 DEGREES 03 MINUTES 07 SECONDS EAST A DISTANCE OF 480.48 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT; THEN NORTH 89 DEGREES 58 MINUTES 57 SECONDS WEST, AT 288.78 FEET PASS A 1/2 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.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the Deed of Trust dated 12/22/2006 and recorded in Book 607 Page 619 real property records of Lamb County, Texas.


3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:
Date: 01/07/2020
Time: 10:00 AM
Place: Lamb County, Texas at the following location: THE STEPS AT THE FRONT DOORS ON THE NORTH SIDE OF THE LAMB COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


4. *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.

5. *Obligations Secured.* The Deed of Trust executed by ROBERT M. ARGUELLEZ AND TABITHA ARGUELLEZ, provides that it secures the payment of the indebtedness in the original principal amount of \$60,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 1Mortgage Way, Mail Stop SV-22, Mt. Laurel, NJ 08054 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. *Substitute Trustee(s) Appointed to Conduct Sale.* In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RONALD BYRD, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, JOSE A. BAZALDUA OR ANTONIO BAZALDUA, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
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RONALD BYRD, KRISTIE ALVAREZ, CHARLES GREEN, LISA BRUNO, SHAWN SCHILLER, PATRICK ZWIERS, KRISTOPHER HOLUB, DANA KAMIN, GARRETT SANDERS, AARTI PATEL, JOSE A. BAZALDUA OR ANTONIO BAZALDUA
c/o AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

I am Ronald Byrd Certificate of Posting 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 12-5-19 I filed this Notice of Foreclosure Sale at the office of the Lamb County Clerk and caused it to be posted at the location directed by the Lamb County Commissioners Court.

