

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 052045-TX

FILED FOR RECORD
at 2:15 o'clock P.M.

Date: May 11, 2018

MAY 14 2018

County where Real Property is Located: Anderson

ORIGINAL MORTGAGOR: NAISHA C. HENDERSON

MARK STAPLES
County Clerk, Anderson County, Texas
Deputy

ORIGINAL MORTGAGEE: CENDANT MORTGAGE CORPORATION

CURRENT MORTGAGEE: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR CENDANT MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2001-A

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 4/14/1999, RECORDING INFORMATION: Recorded on 4/23/1999, as Instrument No. 0104145, in Book 1586, Page 249, and later modified by a loan modification agreement recorded as Instrument 201601661 BOOK 2507 PAGE 0363 on 03/18/2016

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEING ALL OF LOT 6, BLOCK 4, OF TANGLEWOOD ADDITION TO THE CITY OF PALESTINE, ANDERSON COUNTY, TEXAS, AS SHOWN BY PLAT OF SAID ADDITION, RECORDED IN VOLUME 3, PAGE 57 OF THE PLAT RECORDS OF ANDERSON COUNTY, TEXAS.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/5/2018, the foreclosure sale will be conducted in Anderson 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 THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR CENDANT MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2001-A 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:

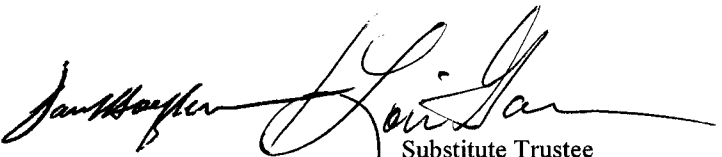
THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR CENDANT MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2001-A
c/o PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

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.



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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
LORI GARNER, ROBERT LAMONT, SHERYL LAMONT,
HARRIETT FLETCHER, DAVID SIMS, ALLAN JOHNSTON,
SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L.
NEGRIN

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866-931-0036