



※UG-165-2018-2766※

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
(CXE)
LAGRANGE, MARCUS AND DEBRA
12219 WEST RIVER RUN DRIVE, BAYTOWN, TX 77523

FHA 493-9189979-703
Firm File Number: 14-019384

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 8, 2009, MARCUS LAGRANGE AND DEBRA LAGRANGE, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT BURKE WILSON, CASTLE DAFFIN AND FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of CHAMBERS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200946280 Volume 1128, Page 247, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

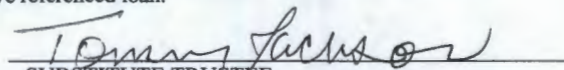
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **August 7, 2018** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of **Chambers** county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Chambers, State of Texas:

LOT 241 OF FISHER'S LANDING SECTION THREE (3), A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "B", PAGE 122 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

Property Address: 12219 WEST RIVER RUN DRIVE
BAYTOWN, TX 77523
Mortgage Servicer: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
Notcholder: NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER
8950 CYPRESS WATERS BLVD
COPELL, TEXAS 75019

The Mortgage Servicer is authorized to represent the Notcholder by virtue of a servicing agreement with the Notcholder. 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.


SUBSTITUTE TRUSTEE
Tommy Jackson, Ron Harmon, Tiffany Beggs, Amy Bowman, Reid Rupfe, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Doug Woodard, Matthew Wolfson, Brandon Aguilar, Reva Rouchon-Harris, Renee Thomas, Renee Speight, Ian Moser or Carolyn Ciccio
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

**FILED FOR RECORD IN:
Chambers County
On: 5/22/2018 11:27:31 AM
Doc Number: 2018-2766
Number of Pages: 1
Amount: 10.00
Order#:20180522000026
By: LB**



Heatier H. Hawthorne, County Clerk

Recorded: *Leshie Borne*

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: 08/07/2018

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

Place: **ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OF CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S 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**

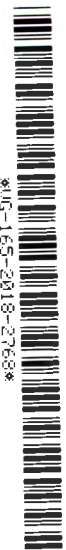
Property Address: 10422 Pine Meadows Blvd, Baytown, TX 77523

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 07/11/2008 and recorded 07/22/2008 in Book OR VL 1057 Page 232 Document 200837317 , real property records of Chambers County, Texas, with **Robert C. Sandlin, a single man and Sara C. Riggs, a single woman** grantor(s) and CLASSIC HOME FINANCIAL, INC., A TEXAS CORPORATION 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 TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW, BENJAMIN GRIESINGER, CAROLYN CICCIO OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert C. Sandlin, a single man and Sara C. Riggs, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$119,567.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.



Notice of [Substitute] Trustee Sale

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:

LOTS EIGHTY-NINE (89), OF PINE MEADOWS SUBDIVISION, SECTION ONE (1), A SUBDIVISION IN CHAMBERS, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME B, PAGE 249, OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Ocwen Loan Servicing, LLC

1661 Worthington Rd., Suite 100

West Palm Beach, FL 33409

Phone: 1-800-746-2936

Notice of [Substitute] Trustee Sale

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: June 4, 2018

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – 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: 866-960-8298

~~TOMMY JACKSON~~ RON HARMON, TIFFANY BEGGS, REVA ROUCHON-HARRIS, RENEE SPEIGHT, IAN MOSER, EVAN PRESS, AMY BOWMAN, REID RUPLE, KATHLEEN ADKINS, STEPHANIE KOHLER, CATRENA WARD, KIM HINSHAW, BENJAMIN GRIESINGER, CAROLYN CICCIO OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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 Tommy Jackson 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 6-7-18 I filed this Notice of Foreclosure Sale at the office of the Chambers County Clerk and caused it to be posted at the location directed by the Chambers County Commissioners Court.

**FILED FOR RECORD IN:
Chambers County
On: 6/7/2018 8:16:49 AM
Doc Number: 2018 – 2768
Number of Pages: 3
Amount: 10.00
Order#: 20180607000001
By: AM**



Heather H. Hawthorne, County Clerk

Recorded:

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 057408-TX

Date: May 31, 2018

County where Real Property is Located: Chambers

ORIGINAL MORTGAGOR: ASHLEY HARRISON, AN UNMARRIED WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR AMERICAN FINANCIAL NETWORK, INC., DBA: ORION LENDING, A CALIFORNIA CORPORATION ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PHH Mortgage Corporation

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 8/26/2015, RECORDING INFORMATION: Recorded on 8/28/2015, as Instrument No. 2015105877, in Book OR 1593, Page 526,

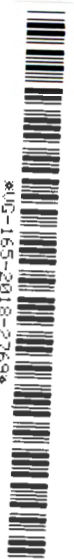
SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **LOT 6, BLOCK 4 OF THE FINAL PLAT OF BARROW RANCH SECTION 1, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A, PAGE 265 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **8/7/2018**, the foreclosure sale will be conducted in **Chambers** 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:

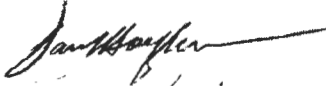
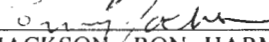
PHH Mortgage Corporation
One Mortgage Way
Mt Laurel NJ 08054

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.



Matter No.: 057408-TX

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
TOMMY JACKSON / RON HARMON, TIFFANY BEGGS,
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

FILED FOR RECORD IN:
Chambers County
On: 6/7/2018 8:16:49 AM
Doc Number: 2018 - 2769
Number of Pages: 2
Amount: 10.00
Order#: 20180607000001
By: AM



Heather H. Hawthorne, County Clerk

Recorded: 