

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 057408-TX

Date: July 9, 2019

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: PINGORA LOAN SERVICING, LLC

MORTGAGE SERVICER: Flagstar Bank

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 **8/6/2019**, 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.

Flagstar Bank is acting as the Mortgage Servicer for PINGORA LOAN SERVICING, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. Flagstar Bank, as Mortgage Servicer, is representing the Mortgagee, whose address is:

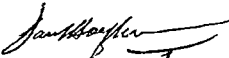

PINGORA LOAN SERVICING, LLC
c/o Flagstar Bank
5151 Corporate Drive
Troy, Michigan 48098-2639

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,
 AMY BOWMAN, REID RUPLE, EVAN PRESS, STEPHANIE
KOHLER, CARY CORENBLUM, LUCI FULLER, MARIEL
MARROQUIN, KRISTOPHER HOLUB, CATRENA WARD,
JULIAN PERRINE, KRISTIE ALVAREZ, 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

FILED FOR RECORD IN:
Chambers County
On: 7/15/2019 11:10:10 AM
Doc Number: 2019-2883
Number of Pages: 2
Amount: 10.00
Order#: 20190715000019
By: LM



Heather H. Hawthorne, County Clerk

Recorded: 