

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Matter No.: 064758-TX

Date: February 14, 2018

County where Real Property is Located: Howard

ORIGINAL MORTGAGOR: JOHN C PETERS, AN UNMARRIED MAN

ORIGINAL MORTGAGEE: COLDWELL BANKER MORTGAGE

CURRENT MORTGAGEE: STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004 7 U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE BY PHH MORTGAGE CORPORATION AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS

MORTGAGE SERVICER: PHH Mortgage Corporation

DEED OF TRUST DATED 3/29/2004, RECORDING INFORMATION: Recorded on 3/29/2004, as Instrument No. 00001598, in Book 928, Page 183,

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): BEGINNING AT A 3/4" I.P. IN THE SOUTH LINE OF THE nw/4 OF SECTION 32, BLOCK 32, T-1-S, T & P RR CO. SURVEY, HOWARD COUNTY, TEXAS AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/3/2018, the foreclosure sale will be conducted in Howard 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 STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004 7 U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE BY PHH MORTGAGE CORPORATION AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS 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:

STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES SERIES 2004 7 U S BANK NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION AS TRUSTEE SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE BY PHH MORTGAGE CORPORATION AS SERVICER WITH DELEGATED AUTHORITY UNDER THE TRANSACTION DOCUMENTS

c/o PHH Mortgage Corporation  
One Mortgage Way  
Mt Laurel NJ 08054



4648270

AP NOS 12072016

POSTED  
FILED

2018 FEB 22 PM 3:04

BRENT ZILBERMAN  
COUNTY CLERK HOWARD COUNTY

BY DEPUTY *Naomi*

*02/22*

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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.

**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  
SHELLEY NAIL, DONNA TROUT, JOHNIE EADS, 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

EXHIBIT "A"

Beginning at a  $\frac{1}{4}$ " I.P. in the South line of the NW/4 of Section 32, Block 32, T-1-S, T & P RR Co. Survey, Howard County, Texas, for the NW corner of this tract; from whence the SW corner of said Section 32 bears  $S74^{\circ}30'30''W$  1140.2' and  $S15^{\circ}12'E$  2691.6'

Thence  $N74^{\circ}30'30''E$  with the South line of the NW/4 of said Section 32, 194.3' to a  $\frac{1}{4}$ " I.P., the NW corner of a 5.0 acre tract and the NE corner of this tract

Thence  $S15^{\circ}19'E$  at 642.72' pass a  $\frac{1}{4}$ " I.P. in the North right-of-way line of a 60' wide East-West county road, 672.72' in all to a  $\frac{1}{4}$ " I.P. in the centerline of said road, the SW corner of said 5.0 acre tract and the SE corner of this tract

Thence  $S74^{\circ}30'08''W$  with the centerline of said road, 194.5' to a  $\frac{1}{4}$ " I.P. for the SW corner of this tract

Thence  $N15^{\circ}19'W$  at 30' pass a  $\frac{1}{4}$ " I.P. in the North right-of-way line of said road, 672.2' in all to the place of beginning

Note: A strip of land 30' wide along the South side of this tract and containing 0.13 acres lies the right-of-way limits of a county road.