

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 069979-TX

Date: May 28, 2019

County where Real Property is Located: Van Zandt

ORIGINAL MORTGAGOR: LORI A RUSH, AN UNMARRIED PERSON

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR CENDANT MORTGAGE CORPORATION D/B/A CENTURY 21 MORTGAGE, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: GSMPS MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA 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 11/9/2001, RECORDING INFORMATION: Recorded on 11/14/2001, as Instrument No. 21152 in Book 1669 Page 183 Loan Modification recorded 4/25/2015 under instrument # 2015-003450

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A 0.3444 ACRE TRACT OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF GRAND SALINE, VAN ZANDT COUNTY, TEXAS, AS COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 7/2/2019, the foreclosure sale will be conducted in Van Zandt 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 GSMPS MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA 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:

GSMPS MORTGAGE LOAN TRUST 2005-RP2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-RP2, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE SUCCESSOR IN INTEREST TO WACHOVIA 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



FILED FOR RECORD
2019 MAY 30 PM 10:18
SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT CO. TX
BY _____ DEP.

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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
RANDY DANIEL, 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"

BEING a 0.3444 acre tract of land situated within the corporate limits of the City of Grand Saline, Van Zandt County, Texas, part of the Samuel Bell Survey, Abstract No. 46, and being a part of Lot 13, and a part of Lot 14, Block E, Fielder's Addition to Grand Saline, 65, Page 175 of the Deed Records of Van Zandt County, Texas, said 0.344 acre tract of land more particularly described by metes and bounds as follows;

BEGINNING at ½" iron rod (set) for corner at the Northwest corner of Lot 14, Block E, Fielder's Addition to Grand Saline, Texas, and being located at the intersection of the East line of First Street (a 80.0' right-of-way) with the South line of Hickory Street (a 80.0' right-of-way);

THENCE: EAST (bearing assumed), with the South line of Hickory Street and with the North line of Lot 14, a distance of 155.61 feet (called 150 feet) to a ½" iron rod (set) for corner at the Northeast corner of Lot 14;

THENCE: South 02 deg. 47' 25" West, across Lot 14 and into Lot 13, a distance of 97.32 feet to a ½" iron rod (set) for corner;

THENCE: South 89 deg. 44' 27" West across Lot 13 and partly with a chain link fence, a distance of 151.72 feet to a ½" iron rod (set) for corner in the West line of Lot 13, in the East line of First Street, and being located North 00 deg. 29' 51" East- 3.96 feet from the Southwest corner of Lot 13;

THENCE: North 00 deg. 29' 51" East, with the West line of Lot 13, with the West line of Lot 14, and with the East line of First Street, a distance of 97.90 feet back to the PLACE OF BEGINNING, and containing 0.344 of an acre of land.