

## NOTICE OF TRUSTEE'S 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. Sender is: Codillis & Stawiariski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 22, 1999

Grantor(s): Jana L Albracht, a married person and John S Albracht, a married person

Original Trustee: William F. Brown

Original Mortgagee: Cendant Mortgage Corporation

Recording Information: Vol. 750, Page 991, or Clerk's File No. 145265, in the Official Public Records of GRAY County, Texas.

Current Mortgagee: PHH Mortgage Corporation

Mortgage Servicer: PHH Mortgage Corporation, whose address is C/O One Mortgage Way Mt. Laurel, NJ 08054  
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Date of Sale: 10/03/2017      Earliest Time Sale Will Begin: 10:00 AM

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time.

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.

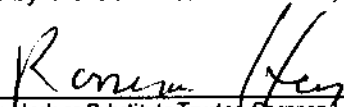
### Legal Description:

ALL OF THE NORTH FORTY FEET (N/40') OF LOT NO. FOUR (4) AND ALL OF LOT NO. FIVE (5), IN BLOCK NO. FIVE (5), OF THE EAST FRASER ADDITION NO. 3, TO THE CITY OF PAMPA, GRAY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF GRAY COUNTY, TEXAS.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the GRAY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

### For Information:

Codillis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite  
900A  
Houston, TX 77060  
(281) 925-5200

  
Ronnie Heck as Substitute Trustee, Shannon Heck as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Stefanie Morgan as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

FILED FOR RECORD - GRAY COUNTY TX  
SUSAN WINBORNE - COUNTY CLERK

Sep 11, 2017 at 01:37:00 PM

By:BN, DEPUTY



4632761