

16291 WILD OAK LANE
CONROE, TX 77302

3875595262
20090028702131

NOTICE OF SUBSTITUTE TRUSTEE SALE

FILED FOR RECORD

Deed of Trust

Date: February 27, 2006

Grantor(s):

DANIEL T. LOZANO, SR.
JESSICA M. LOZARO

Original Mortgagee:

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE

Current Mortgagee:

PHH MORTGAGE CORPORATION
2001 BISHOPS GATE BLVD.
MT. LAUREL, NJ 08054

Mortgage Servicer:

PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.

Recorded in: REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS

Property County: MONTGOMERY

Legal Description:

LOT 63, IN BLOCK 4, OF LONE STAR RANCH, SECTION (4), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET Q, SHEETS 86, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

Date of Sale: Tuesday, February 2, 2010

Earliest Time Sale will Begin: 1:00PM

Place of Sale of Property:

THE SPACE OUTSIDE THE WEST ENTRANCE TO THE MONTGOMERY COUNTY COURTHOUSE OR THE LOCATION DESIGNATED BY THE COUNTY COMMISSIONERS' COURT.

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.

PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP. 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 CORP. F/K/A CENDANT MORTGAGE CORP., as Mortgage Servicer, is representing the Mortgagee, whose address is:

PHH MORTGAGE CORPORATION
c/o PHH MORTGAGE CORP. F/K/A CENDANT MORTGAGE CORP.
2001 BISHOPS GATE BLVD.
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.

Dated this November 16, 2009.



KELLY JIMENEZ, A. FLEMING, OR N. SANCHEZ
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
15000 Surveyor Boulevard, Suite 100
Addison, Texas 75001

2009 NOV 16 PM 3:56

Mark Turball
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS



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