

Notice of [Substitute] Trustee 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.

1. Date, Time, and Place of Sale.

Date: 01/03/2017

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Eastland County Courthouse, 100 W. Main, Eastland, TX 76448 - THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE (SOMETIMES REFERRED AS THE EASTLAND STREET ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 195 County Road 330, Eastland, TX 76448

2. Terms of Sale: Cash

Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/11/2009 and recorded 02/03/2010 in Document 2010-000288, Book --- Page ---, real property records of Eastland County Texas, with John Allen and wife, Stephenie Ann Allen grantor(s) and Mountain States Mortgage Centers Inc., as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary. Home Affordable Modification Agreement recorded on 05/06/2014 with instrument no 2014- 001381, Eastland County, Texas. Correction Affidavit recorded in 2016-001435, on 05/18/2016, Eastland County, Texas

1. Appointment of Substitute Trustee: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

2. Obligation Secured: Deed of Trust or Contract Lien executed by John Allen and wife, Stephenie Ann Allen securing the payment of the indebtedness in the original principal amount of \$ 123,672.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and the deed of trust or contract lien.

RECEIVED 9:50 A.M.
CATHY JENTHO, COUNTY CLERK

NOV 10 2016

EASTLAND COUNTY, TEXAS
By [Signature] Deputy

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3. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.
4. **Property to be sold:** The property to be sold is described as follows:

Field notes of a survey of Real Property and Improvements situated on a 1.000 acre tract of land, more or less, out of and part of the Charles M. Sparr Survey, Abstract No. 871, a preemption survey of the Northwest one-quarter (NW1/4) of Section 22, Block 4, H. & T. C. R. R. Co. Survey, Eastland County, Texas. Said land also being out of and part of a 7.681 acre Parent Tract conveyed to Tommy R. Finch, et. ux. by deed recorded in Volume 2042, Page 69, Public Records of Eastland County, Texas. Being more particularly described as follows:

BEGINNING at a 1/2" iron pipe found at the Northwest corner of Tommy R. Finch, et. ux. 7.681 acre tract and in the South line of Eastland County Road No. 330, same being the Northeast corner of Stephen Ray Groce, et. ux. 3.789 acre tract described in Volume 2180 Page 148, Official Public Records of Eastland County, Texas, for the Northwest corner of this described tract, said point being located North 89° 45' 00" East, 289.31 feet and South 00° 00' 00" West, 30.58 feet from the Northwest corner of the Charles M. Sparr Survey. THENCE North 89° 45' 00" East, 178.96 feet with the North line of this described tract and the North line of Tommy R. Finch, et. ux. 7.681 acre tract, same being the South line of Eastland County Road No. 330, to a 1/2" rebar with survey cap # 5085 set for the Northeast corner of this described tract. THENCE South 10° 12' 54" East, 209.16 feet with the East line of this described tract, to a 1/2" rebar with survey cap # 5085 set for the Southeast corner of this described tract. Thence South 73° 52' 22" West; 150.38 feet with the South line of this described tract, to a 2" pipe post found for an angle corner of this described tract and an interior corner of Tommy R. Finch, et. ux. 7.681 acre tract, same being an interior corner of Stephen Ray Groce et. ux. 3.789 acre tract, for an angle corner of this described tract. THENCE South 85° 04' 13" West, 45.47 feet with the South line of this tract and interior line of Tommy R Finch, et ux. 7.681 acre tract, same being an interior line of Stephen Ray Groce, et ux 3.789 acre tract, to a 1/2" iron pipe found for the southwest, corner of this described tract. Thence North 05° 59' 13" West, 252.12 feet with an existing fence line on the west line of this described tract and the west line of Tommy R Finch, et ux 7.681 acre tract, same being the East line of Stephen Ray Groce, et ux. 3.789 acre tract, to the PLACE OF BEGINNING and containing 1.00 acres of land more or less.

Bearings on the above described 1.000 acre tract were based upon Deed Bearing of North 89° 45' 00" East on the North line of Tommy R. Finch, et. ux. 7.681 acre tract described in Volume 2042, Page 69, Official Public Records of Eastland County, Texas.

Model: SOUTHERN STAR

YEAR: 2008

SERIAL NO: CW2011697TXA / CW2011697TXB

HUD LABEL: HWC0389055 / HWC0389056

SIZE: 16.0 X 72.0 / 16.0 X 72.0

5. **Mortgage Servicer Information:** The Mortgage Service 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 lien securing the property referenced above. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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6. **Limitation of Damages:** 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Date: November 4, 2016



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Stefanie Morgan, Jonathan Schendel, Doug Woodard, Chris Demarest, Kristie Alvarez, Terry Browder, Laura Browder, Marsha Monroe, Linda Reppert, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Clay Golden, Aurora Campos, Aarti Patel, Daniel Willsie, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.