

### 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:** 10/06/2015

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

**Place:** THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE (SOMETIMES REFERRED AS THE EASTLAND STREET ENTRANCE)  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 534 County Rd 237, Eastland, TX 76448

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 03/29/2006 and recorded 04/21/2006 in Document 02601535 real property records of Eastland county Texas, with John P. Volpitta and spouse, Karen B. Volpitta and Robert J. Volpitta and spouse, Ruby Volpitta grantor(s) and Worldwide Mortgage Co., as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

**4. 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.

**5. Obligation Secured:** Deed of Trust of Contract Lien executed by John P. Volpitta and spouse, Karen B. Volpitta and Robert J. Volpitta and spouse, Ruby Volpitta securing the payment of the indebtedness in the original principal amount of \$ **120,781.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, N.A., as FHA Qualified Trustee for ResCap Liquidating Trust is the current mortgagee of the note and the deed of trust or contract lien.

**6. 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.

RECEIVED 10:00 A M.  
CATHY JENTHO, COUNTY CLERK

SEP 14 2015

EASTLAND COUNTY, TEXAS  
By [Signature] Deputy

**Notice of [Substitute] Trustee Sale**


7. **Property to be sold:** The property to be sold is described as follows:

**BEING LOTS 34 AND 35, WILLOW BEACH SUBDIVISION NO. 2, OUT OF AND PART OF THE WILLIAM VAN NORMAN SURVEY, ABSTRACT NO. 545, IN EASTLAND COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN SLIDE 180, EASTLAND COUNTY PLAT CABINET RECORDS INCLUDES THE MANUFACTURED HOUSING UNIT AS PART OF THE REAL PROPERTY DESCRIBED AS:  
MAKE:FLEETWOOD HOMES OF TEXAS LP  
MODEL: 200607647  
YEAR: 2006  
SERIAL NUMBER: TXFL684A22522CY11/ TXFL684B22522CY11  
WEIGHT: 31300/26700  
SIZE: 15.0 X 76.0 / 15.0 X 76.0**

8. **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: 561-682-8000**

9. **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.

  
Terry Browder, Laura Browder or Marsha Monroe or Chance Oliver, Bret Allen, Substitute Trustee

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

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

TS No.: 2015-01235-TX

**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.**