

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: 10/03/2017

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: 306 W. 16th Street, Cisco, TX 76437

- 2. **Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property
- 3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 07/09/2007 and recorded 07/24/2007 in Document 02702660, Book OR 02527 Page 00212, real property records of Eastland County Texas, with Cecil W. Beasley, Jr. and Valerie A. Beasley, husband and wife, grantor(s) and Alacrity Lending, 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 or Contract Lien executed by Cecil W. Beasley, Jr. and Valerie A. Beasley, husband and wife, securing the payment of the indebtedness in the original principal amount of \$131,781.00, 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 11:42 A M.
CATHY JENTHO, COUNTY CLERK

AUG 17 2017

EASTLAND COUNTY, TEXAS
By DR Deputy Page 1 of 3

Notice of [Substitute] Trustee Sale

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.

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

BEING Lot 1, Block K, Original Townsite of the City of Cisco, Eastland County, Texas, as per the Official plat of said Townsite filed of record in Slide 71 of the Plat Cabinet Records of Eastland County, Texas.

Mobile Home Information:

Model: Southern Energy

Year: 2007

Serial Number: DSETX10539A / DSETX10539B

HUD label Number: NTA1435774 / NTA1435775

Length and Width: 16.0 X 76.0 / 16.0 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

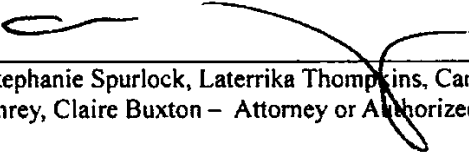
Phone: 1-800-746-2936

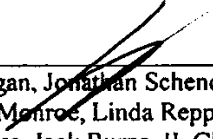
Notice of [Substitute] Trustee Sale

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.

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: August 11, 2017


Stephanie Spurlock, Laterrika Thompson, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – 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.