

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: 11/06/2018

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1015 Corsicana Hwy, Hillsboro, TX 76645

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 12/21/2006 and recorded 01/04/2007 in Book 1460 Page 0513 Document 000103 , Re-filed 04/08/2013 in Book OPR 1748 Page 661 in Document 00058047 , real property records of Hill County, Texas, with **Don E. Kaddatz and Linda S. Kaddatz** grantor(s) and HOME123 CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Don E. Kaddatz and Linda S. Kaddatz**, securing the payment of the indebtedness in the original principal amount of \$99,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for the registered holders of MORGAN STANLEY ABS CAPITAL I INC. TRUST 2007-HE7 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-HE7** is the current mortgagee of the note and deed of trust or contract lien.

FILED
NICOLE TANNER-COUNTY CLERK
HILL COUNTY, TEXAS
2018 SEP -6 A 9:25

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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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HILL COUNTY, TEXAS, BEING ALL OF LOTS 17, 18 AND 19 OF BLOCK 10 OF THE GIVENS ADDITION TO THE CITY OF HILLSBORO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 119, PAGE 632 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING THE NORTH ONE-HALF (1/2) OF WASHINGTON STREET DOSED BY THE CITY OF HILLSBORO, TEXAS, ORDINANCE RECORDED THEREOF IN VOLUME 388, PAGE 517 OF THE DEED RECORDS OF HILL COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM JERRY W. KITCHENS ET UX JEAN KITCHENS TO CALVIN L. YEAMAN AND WIFE, DOROTHY YEAMAN, DATED AUGUST 25, 1978, RECORDED IN VOLUME 574, PEAS 464 IN THE DEED RECORDS OF HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A 5/8 INCH IRON ROD SET FOR A CORNER LYING ON THE CENTERLINE OF THE AFOREMENTIONED WASHINGTON STREET, SAID CORNER BEARS SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 25.15 FEET FROM THE SOUTHWEST CORNER OF THE SAID LOT 19, ALSO BEARS NORTH 83 DEGREES 29 MINUTES 32 SECONDS EAST 100.18 FEET FROM A 1/2 INCH IRON ROD FOUND, (CONTROL MONUMENT); THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, AT 25.15 FEET PASSING THE NORTH LINE OF SAID WASHINGTON STREET AND THE SOUTHWEST CORNER OF LOT 19, IN ALL 127.15 FEET GENERALLY AND PARTIALLY ALONG A FENCE TO A 2 1/2 INCH STEEL POST FOUND FOR A CORNER, THE NORTHEAST CORNER OF LOT 19, THE SOUTHEAST CORNER OF LOT 9, AND THE SOUTHWEST CORNER OF LOT 10; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 150.00 FEET GENERALLY ALONG A FENCE TO A 2 1/2 INCH STEEL POST FOUND FOR A CORNER, THE NORTHEAST CORNER OF LOT 17, THE SOUTHEAST CORNER OF LOT 12, AND THE NORTHWEST CORNER OF LOT 16; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST, AT 86.0 FEET PASSING THE NORTH LINE OF SAID WASHINGTON STREET, IN ALL 110.72 FEET GENERALLY ALONG A FENCE TO A 5/8 INCH IRON ROD SET FOR A CORNER LYING ON THE CENTERLINE OF SAID WASHINGTON STREET SAID CORNER BEARS SOUTH 83 DEGREES 29 MINUTES 32 SECONDS WEST 250.00 FEET FROM A 1/2 INCH IRON ROD FOUND, (CONTROL MONUMENT); THENCE SOUTH 83 DEGREES 29 MINUTES 32 SECONDS WEST 150.73 FEET ALONG THE CENTERLINE OF SAID WASHINGTON STREET TO THE POINT OF BEGINNING AND CONTAINING 0.41 ACRES OF LAND MORE OR LESS.

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

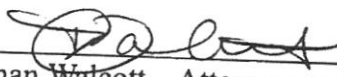
C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936

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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: September 4, 2018


Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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


TIM LEWIS, DENISE BOERNER, BRENDA WIGGS, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ, MICHELLE SCHWARTZ OR CARL NIENDORFF - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.