

Notice of [Substitute] Trustee Sale

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

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.

P 1:2

1. Date, Time, and Place of Sale.

Date: 10/04/2016

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: Hill County Courthouse, 1 North Waco Street, Hillsboro, TX 76645 - THE EAST DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 262 HCR 4434, Itasca, TX 76055

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/31/2005 and recorded 06/10/2005 in (book) 1349 (page) 0383 and Document 005388 real property records of Hill county Texas, with Isham Jerry Bass and Wife, Marcelle M. Bass grantor(s) and Maverick Residential Mortgage, Inc., 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 Isham Jerry Bass and Wife, Marcelle M. Bass securing the payment of the indebtedness in the original principal amount of \$ 103,467.00, 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.

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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:

Situated in the State of Texas and the County of Hill, being part of the ANDREW WILLET SURVEY, ABSTRACT NUMBER 943, being all of a tract of land conveyed to First National of North America, LLC, by deed recorded in Volume 1322, Page 716, Deed Records, Hill County, Texas and these premises being more particularly described as follows:
BEGINNING at a 1/2 set in County Road 4434, marking the south corner of a tract of land conveyed to Brice Woods and Kimberly Woods by deed recorded in Volume 1058, Page 461, Deed Records, Hill County, Texas and the west corner of said premises;
THENCE with the southeast line of said Woods tract and the northwest line of said premises, North 60 degrees 44 minutes 33 seconds East, passing a 5/8 inch iron rod found at 13.00 feet and continuing a total distance of 450.00 feet to a 1/2 inch iron rod set in the southwest line of a tract of land conveyed to Joseph F. McConley by deed recorded in Volume 939, Page 459, Deed Records, Hill County, Texas, marking the east corner of said Woods tract and the north corner of said premises;
THENCE with the southwest line of said McConley tract and the northeast line of said premises, South 30 degrees 01 minutes 02 seconds East, 216.00 feet to a 5/8 inch iron rod found in the northwest line of a tract of land conveyed to John L. Budd and Jacqueline D. Budd by deed recorded in Volume 1205, Page 333, Deed Records, Hill County, Texas, marking the south corner of said McConley tract and the east corner of said premises;
THENCE with the northwest line of said Budd tract and the southeast line of said premises, South 60 degrees 44 minutes 33 seconds West, passing a 1/2 inch iron rod set at 437.00 feet and continuing a total distance of 450.00 feet to a 1/2 inch set in County Road No. 4434, marking the west corner of said Budd tract and the south corner of said premises;
THENCE with said county road and the southwest line of said premises, North 30 degrees 01 minutes 02 seconds West, 216.00 feet to the point of beginning and containing 2.23 acres of land, more or less.

Manufactured Home Details.

MAKE: MHDMAN00000329
MODEL: WINDSOR
YEAR OF MANUFACTURE: 2004
LABEL / SEAL NUMBER: PFS0846966 / PFS0846967
SERIAL NUMBER: PH2210695A / PH2210695B
WEIGHT: 23163 / 24140
SIZE: 14.0 X 68.0 / 14.0 X 68.0
TOTAL SQ. FEET: 1859

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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**

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



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



Jonathan Harrison, Markcos Pineda, Frederick Britton, Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, Guy Wiggs, David Stockman, Michelle Schwartz, Lori McCarty, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Jason Brewer, Aurora Campos, Ramiro Cuevas, Patrick Zwiars, Kristopher Holub, 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.