

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

**NOTICE OF FORECLOSURE SALE** 2014 AUG 11 AM 11:56

**1. Property to Be Sold.** The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN HILL COUNTY, TEXAS, AND BEING 2.666 ACRE(S) OF LAND OUT OF THE JOHN M. MCCARTER SURVEY, ABSTRACT NUMBER 555 HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY ATTACHMENT IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 05/27/2005 and recorded in Book 1350 Page 242 Document 005559 real property records of Hill County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 09/02/2014

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Hill County Courthouse, Texas, at the following location: EAST DOOR OF THE HILL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by HENRY C. ROSE AND REBA J. ROSE, provides that it secures the payment of the indebtedness in the original principal amount of \$61,928.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Ocwen Loan Servicing, LLC c/o OCWEN LOAN SERVICING, LLC, 1100 Virginia Drive, Fort Washington, PA 19034 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

TIM LEWIS, DENISE BOERNER, BRENDA WIGGS,  
DONNA STOCKMAN, DAVID STOCKMAN, RON  
BEDFORD, MICHAEL W. ZIENTZ, OR CARL NIENDORFF  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

14-000186-672  
595 HCR 1429  
COVINGTON, TX 76636

**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.**

EXHIBIT A

Field notes for the survey of a certain lot, tract, or parcel of land being all of Tract 5 and Tract 6 out of a subdivision of the John M. McCarter Survey A-585 in Hill County, Texas, according to plat recorded in Volume 569, Page 500 of the Deed Records of Hill County. Said land is all that certain tract described in a deed from Freddie E. Hargrove et ux, Sharon K. Hargrove to Alan Scott Fourmentin and Leigh Ann Davidson recorded in Volume 965, Page 13 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the center of HCR #1429 for the southwest corner of said Tract 6 and for the southwest corner of this;

THENCE with the center of HCR #1429, N29°40'00"W 327.85 feet to a 5/8" iron rod found for the northwest corner of said Tract 6 and for the northwest corner of this;

THENCE N59°12'56"E at 16.97 feet passing a 5/8" iron rod set in the east line of HCR #1429 for offset, in all a distance of 353.21 feet to a 1/2" iron rod found for the northeast corner of said Tract 5 and for the northeast corner of this;

THENCE S30°02'14"E 327.88 feet to a 1/2" iron rod found for the southeast corner of said Tract 5 and for the southeast corner of this;

THENCE S59°13'32"W, at 338.36 feet passing a 1/2" iron rod found in the east line of HCR #1429 for offset, in all a distance of 355.33 feet to the place of beginning, containing 2.666 acres of land.

005559

FILED  
AT 9:30 O'CLOCK A M  
ON THE 15 DAY OF June  
A.D., 2005

STATE OF TEXAS  
COUNTY OF HILL  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Public Records of Hill County, Texas.

Ruth Pelham  
COUNTY CLERK, HILL CO TEXAS



*Ruth Pelham*

County Clerk, Hill County, Texas

*W. J. Janner*  
DEPUTY

BY *J. Hilton* DEPUTY

RECORDED 6-15-05

BOOK 1350 PAGE 0252