

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

Notice of [Substitute] Trustee Sale

2016 FEB -8 A 10:35

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: 03/01/2016

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

Place: **The East door of the Courthouse or any other area designated by the County Commissioners Court 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: 1244 Fm 1534, Hillsboro, TX 76645

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 03/09/2007 and recorded 03/13/2007 in (book) 1473 (page) 0404 and Document 002285 real property records of Hill county Texas, with Michael Hoernke and Karen Hoernke, Husband and Wife grantor(s) and Option One Mortgage Corporation, a California Corporation.

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 Michael Hoernke and Karen Hoernke, Husband and Wife securing the payment of the indebtedness in the original principal amount of \$ **275,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1** is the current mortgage 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.

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

All that certain lot, tract or parcel of land lying and situated in the Thomas Watson Survey, Abstract 939, Hill County, Texas, being the same tract of land described as 8.0 In the deed from Janie Powell to Sammy R. Webb and wife, dated September 23, 1997, and recorded In Volume 947, Page 185, Official Public Records of Hill County., Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8 inch iron rod found at a corner lying in the south right-of-way line of F.M. Highway 1534, the northwest corner of said 8.0 acres, the northeast corner of that certain tract of land described as 10.84 acres in the deed from Janie Bright Reid Powell to Robert J. Brown, dated June 15, 1999, and recorded in Volume 1023, Page 178, Official Public Records of Hill County, Texas.

THENCE North 40 degrees 52 minutes 27 seconds East along said right-of- way 490.00 feet at a 5/8 inch iron rod found at a corner;

THENCE North 84 degrees 57 minutes 44 seconds East 107.74 feet to a 5/8 inch iron rod set at a corner, lying in the west line at F.M Highway 1947 and in a circular curve to the left having a radius of 1949.86 feet;

THENCE Southeasterly along said curve to the left through a central angle of 7 degrees 30 minutes 00 seconds, an arc length of 255.24 feet to a 5/8 inch iron rod set at a corner;

THENCE South 60 degrees 10 minutes 58 seconds East along said right-of-way 111.88 feet to a 5/8 inch iron rod found at a corner;

THENCE South 29 degrees 12 minutes 54 seconds West along the north line of that certain tract of land described in the deed to Lauri Edwards recorded in Volume 696, Page 61, Deed Records of Hill County, Texas, 424.30 feet to a 5/8 inch iron rod found at a corner, an Inside all corner of said 8.0 acres;

THENCE South 64 degrees 47 minutes 57 seconds East 175.88 feet to a 5/8 inch iron rod found at a corner, the most northerly Southwest corner of said Edwards tract;

THENCE North 59 degrees 16 minutes 41 seconds East 99.89 feet to a 5/8 inch iron rod found at a corner, an inside of corner of said Edwards tract;

THENCE South 30 degrees 45 minutes 25 seconds East 149.92 feet to a 5/8 inch iron rod found at a corner lying in the north line of that certain tract of land described in the deed to Joe Grizzle recorded in Volume 745, Page 315, Deed Records of Hill County, Texas, the most southerly southeast corner of said 8.0 acres;

THENCE South 58 degrees 32 minutes 22 seconds West along said north line, the south line of said 8.0 acres, 265.90 feet to a 5/8 inch iron rod found at a corner, the southwest corner of said 8.0 acres, the southeast corner of said 10.84 acres;


THENCE North 52 degrees 34 minutes 47 seconds West along the west line of said 8.0 acres, the east line of said 10.84 acres, 787.41 feet to the point of beginning and containing 8.0 acres of land, more or less.

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:

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**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.



Tim Lewis, Denise Boerner, Brenda Wiggs, Guy Wiggs, Lori McCarty, Donna Stockman, David Stockman, Angela Lewis, Chance Oliver or 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

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.