

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: 01/03/2017

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Freestone County Courthouse, 118 Commerce Street, Fairfield, TX 75840 - THE FRONT STEPS AT THE SOUTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 531 CR 941, Fairfield, TX 75840

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/17/2009 and recorded 02/19/2009 in Document 00900944, Book OR 01477 Page 00178, real property records of Freestone County, Texas, with Roy J. Welch and wife, Lisa M. Welch grantor(s) and Weststar Mortgage Corporation., 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 Roy J. Welch and wife, Lisa M. Welch securing the payment of the indebtedness in the original principal amount of \$ 175,684.00, 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.

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.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Nov 14, 2016 AT 01:47P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 138891
By, Alicia Dassetz, Deputy

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

**E. CLEMENTS SURVEY, ABSTRACT NO. 149
FREESTONE COUNTY, TEXAS
METES AND BOUNDS DESCRIPTION FOR 8.27 ACRES OF LAND**

Being 8.27 acres of land situated in the E. Clements Survey, Abstract No. 149, Freestone County, Texas and being all of that certain called 8.289 acre tract described in a deed from Richard Allphin to Roy E. Welch, dated February 25, 2005, and recorded in Volume 1314, Page 321, of the Deed Records of Freestone County, Texas, said 8.27 acre tract to be more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pipe (found) at the southwest corner of the above mentioned 8.289 acre tract, being the northwest corner of that certain called 44.97 acre tract of land described in a deed to Charles Edward Halford, and recorded in Volume 889, Page 852, and being in the east line of that certain called 146 acre tract described as Second Tract in a deed to B. C. Hess, et al., and recorded in Volume 116, Page 600;

THENCE North 03° 00' 54" West, for a distance of 760.73 feet, to a ¾" iron pipe (found) at the northwest corner of said 8.289 acre tract, being the southwest corner of that certain called 4.827 acre tract described in a deed to Lynn E. Eggleston et ux, and recorded in Volume 1329, Page 759, and being in the east line of the above mentioned 146 acre tract;

THENCE North 87° 16' 23" East, for a distance of 509.20 feet, to a rail road spike (set) at the northeast corner of said 8.289 acre tract, being in the south line of the above mentioned 4.827 acre tract, and being near the centerline of County Road 941, from said rail road spike a ¾" iron pipe (found) for reference bears South 87° 16' 23" West, a distance of 14.93 feet;

THENCE South 02° 26' 00" West, for a distance of 765.78 feet, to a rail road spike (set) for the southeast corner of said 8.289 acre tract, being in the north line of the above mentioned 44.97 acre tract, and being near the centerline of County Road 941, from said rail road spike a ¾" iron pipe (found) for reference bears South 87° 31' 48" West, a distance of 19.22 feet;

THENCE South 87° 31' 48" West, for a distance of 436.50 feet, back to place of beginning, and containing 8.27 acres of land. Bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD 1983, derived by GPS observations.

See plat of survey prepared even date.

I, B.L. Laman, Registered Professional Land Surveyor, do hereby certify that the above description was prepared from a survey made on the ground under my supervision during the month of February 2009.

**Model: 94CLS30603AH09
Year: 03/18/2009
Serial # BRK001246TXA x BRK001246TXB
HUD label Number: PFS1058165 x PFS1058166
SIZE : 15.0x60 x 15.0x60.0**

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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

Date: November 7, 2016

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

11-14-16

Jonathan Harrison, Markcos Pineda, Frederick Britton, Allan Johnston, Sharon St. Pierre, Robert Lamont, Lori Garner, Sheryl Lamont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Phillip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, 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.