

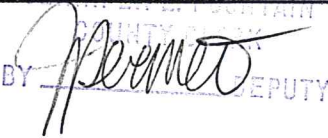
17-0024FC

Notice of [Substitute] Trustee Sale

FILED FOR RECORD

SHELBY 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.

BY:  DEPUTY

1. Date, Time, and Place of Sale.

Date: 11/07/2017

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Shelby County Courthouse, 200 San Augustine, Center, TX 75935 - THE AREA WITHIN 100 FEET OF THE SOUTHEATERN FRONT DOOR OF THE COURTHOUSE PROVIDED FOR THE HOLDING OF DISTRICT COURT OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 310 N. Center Street, Tenaha, TX 75974

- 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 08/29/2008 and recorded 09/15/2008 in Document 2008009654, Book xxx Page xxx, real property records of Shelby County Texas, with **Vernon Washington and Latoria Washington, husband and wife** grantor(s) and Alacrity Lending Company, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary. Lost Note Modification Affidavit recorded in instrument # 2010002378 recorded on 03/01/2010. Non-HAMP Loan Modification Agreement, recorded on 11/30/2012, in Instrument No. 2012006480.
- 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 **Vernon Washington and Latoria Washington, husband and wife** securing the payment of the indebtedness in the original principal amount of \$ **200,159.00**, 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.

Notice of [Substitute] Trustee Sale

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 tract or parcel of land situated in Shelby County, Texas in the Sarah Hughes Survey A-314, and being out of and part of blocks 54, 55 and 56 of the Town of Tenaha, Texas, described in a General Warranty Deed from Ladora Thompson to Kimberly Capucine Young dated January 22, 1990, recorded in Volume 704, Page 703 of the Deed Records of said county and is further described by metes and bounds as follows, to-wit:

BEGINNING at an 1/2" iron rod with cap set for the Southeast corner of this tract and a 20.00' wide road easement and for the Southwest corner of Cortnez lot recorded in Volume 813, Page 430 of the Deed Records of said county in the North right of way line of Highway #59, a k a North Center Street, from which an 1/2" iron rod with cap stamped "R P L S #5813" found for the Southeast corner of Cortnez lot brs North 39 degrees 45 minutes 09 seconds East 105.00' ;

THENCE South 39 degrees 45 minutes 09 seconds West 105.00' to an 1/2" iron rod with cap set for the Southwest corner of this tract in the North right of way line of said highway and in the East right of way line of Woods Street per deed Volume 704, Page 703 of the Deed Records of said county;

THENCE North 31 degrees 41 minutes 51 seconds West 325.21' to an 1/2" iron rod with cap set for the Northwest corner of this out and for the Southwest corner of a 0.598 acre tract surveyed this day in said right of way line from which an 1/2" iron rod with cap set for the Northwest corner of said 0.598 acre brs North 31 degrees 41 minutes 51 seconds West 197.83' ;

THENCE North 71 degrees 40 minutes 44 seconds East 126.38' to an 1/2" iron rod with cap set for the Northeast corner of this tract and a 20.00' wide road easement and for the Southeast corner of said 0.598 acre tract in the West boundary line of said Cortnez lot;

THENCE South 26 degrees 36 minutes 15 seconds East 263.61' to the Point of Beginning, containing 0.750 acres of land, more or less.

Label No- NTA1481613/ NTA1481614
Serial No- 1PTX13723ATX/ 1PTX13723BTX
Size- 15.0 X 74.0/ 15.0 X 74.0
Model- Bluebonnet BB006D
Manufacture date- 09/18/2008

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:

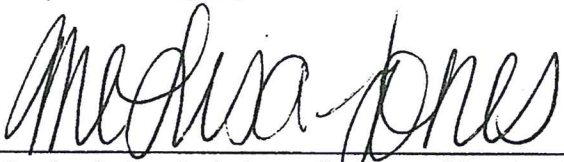
Notice of [Substitute] Trustee Sale

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

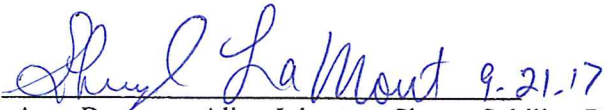
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: September 16, 2017



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



Amy Bowman, Allan Johnston, Shawn Schiller, Darlene Boettcher, Reid Ruple, Kathleen Adkins, Kristie Alvarez, Julian Perrine, Doug Woodard, Allan Johnston, Sheryl LaMont, Robert Lamont, David Sims, Sharon St.Pierre, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Frederick Britton, Evan Press, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Ronnie Hubbard, 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.