

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT CO. TX

17 SEP 29 PM 12:21 [Signature]

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: 12/05/2017

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

Place: Hunt County Courthouse, 2507 Lee Street, Greenville, TX 75401 - THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 3176 County Road 2512, Quinlan, TX 75474

- 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 07/23/2007 and recorded 08/03/2007 in Document 11700, Book BK OR VOL 1629 Page 248, real property records of Hunt County Texas, with Ricky L. Johnson and wife, Robbie R. Johnson, grantor(s) and Bankers Financial Mortgage Group, Ltd., 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 Ricky L. Johnson and wife, Robbie R. Johnson securing the payment of the indebtedness in the original principal amount of \$118,044.00, 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:

All that certain lot, tract or parcel of land situated in the **JOEL WORDSWORTH SURVEY, ABSTRACT NO: 1152, Hunt County, Texas**, and being a part of that 10.00 acres tract of land as described in a Quit Claim deed From Larry and Cindy Davis to H.O.P.E. Ministries, dated October 9, 1998 and being recorded in Volume 520, Page 533 of the Real Property Records of Hunt County, Texas, and being the same tract of land as described in a Warranty deed to David P. Dickerson and Monica L. Dickerson, dated January 30, 2001 and being recorded in Volume 723, Page 1 of the Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the center of County Road 2512, at the Southeast corner of the above cited 10.00 acres tract of land, said point also being at the Southwest corner of a 21.68 acres tract of land as described in a Warranty deed from Shawnee Leann Houston to Rickey Clyde Houston, dated January 10, 1995 and being recorded in Volume 343, Page 631 of the Real Property Records of Hunt County, Texas:

THENCE N. 89 deg. 57 min. 00 sec. W. (Controlling, bearing line) along the center of said County Road 2512, a distance of 332.95 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner at the Southwest corner of said 10.00 acres tract;

THENCE N. 00 deg. 29 min. 55 sec. W., at 29.52 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 654.23 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner: THENCE S. 89 deg. 57 min. 00sec. E. a distance of 332.91 feet to a 1/2" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of said tract; THENCE S. 00 deg. 30 min. 06 sec. E. at 617.60 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 654.23-feet to the POINT OF BEGINNING and containing 5.00 acres of land.

THERE IS RESERVED A 35 FOOT WIDE ACCESS AND UTILITY EASEMENT AS FOLLOWS: All that certain lot, tract or parcel of land situated in the **JOEL WORDSWORTH SURVEY, ABSTRACT NO. 1152, Hunt County, Texas**, and being a 35 foot access & utility easement over a part of that 10.00 acres tract of land as described in a Quit Claim deed from Larry and Cindy Davis to H.O.P.E. Ministries, dated October 9, 1998 and being recorded in Volume 520, Page 533 of the Real Property Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in The center of County Road 2512, at the Southeast corner of the above cited 10.00 acres tract of land. said point also being at the Southwest corner of a 21.68 acres tract of land as described in a Warranty deed from Shawnee Leann Houston to Rickey Clyde Houston, dated January 10, 1995 and being recorded in Volume 343, Page 631 of the Real Property Records of Hunt County, Texas;

THENCE N. 89 deg. 57 min. 00 sec. W. (Controlling bearing line) along the center of said County Road

2512, a distance of 35.00 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner; THENCE N. 00 deg. 30 min. 06 sec. W., at 30.00 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 654.23 feet to a ½" iron rod with yellow plastic cap stamped R.S.C.I. RPLS 5034" set for corner THENCE S. 89 deg. 57 min. 00 sec. E. a distance of 35.00 feet to a ½" iron rod with yellow plastic cap stamped "R.S.C.I. RPLS 5034" set for corner in the East line of said tract; THENCE S. 00 deg. 30 min. 06 sec. E.. at 617.60 feet pass a 3/8" iron rod found for witness and continuing for a total distance of 654.23 feet to the POINT OF BEGINNING and containing 0.53 acres of land in said easement.

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:

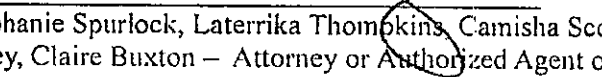
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**


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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 28, 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


Jonathan Harrison, Dana Boettcher, Shawn Schiller, Patrick Zwiers, Kristopher Holub, Allan Johnston, David Sims, Robert Lamont, Harriett Fletcher, Sheryl Lamont, Sharon St. Pierre, Randy Daniel, Cindy Daniel, Liz Hach, Cheryl Harris, Jim O'Bryant, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Clay Golden, Markcos Pineda, Kelley Burns, Tanya Graham, Aarti Patel, Chance Oliver, Max Murphy or Bret Allen, Kelly Leonard, Angel L. Reyes, II – 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.