

TS No.: 2018-01899-TX  
18-001531-673

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK HUNT CO. TX  
18 AUG -9  
11:38  
BY: [Signature]  
DEPUTY

**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:** 09/04/2018

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

**Place:** THE NORTH STEPS OF THE COURTHOUSE INCLUDING THE HALLWAY AREA 20 FT. INSIDE ON THE 2ND FLOOR OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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:** 313 CR 3324, Greenville, TX 75402

**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 08/08/2003 and recorded 08/12/2003 in Book OR VOL 1050 Page 455 Document 13516, real property records of Hunt County, Texas, with **Kelly Underwood, a single woman & Janell Garrett, a single woman** grantor(s) and WMC MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

**4. Appointment of Substitute Trustee:** In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Kelly Underwood, a single woman & Janell Garrett, a single woman**, securing the payment of the indebtedness in the original principal amount of **\$84,800.00**, 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, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF JANUARY 1, 2004 MERRILL LYNCH MORTGAGE INVESTORS TRUST MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-WMC1** is the current mortgagee of the note and 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 N. Atteberry Survey, Abstract No. 26, Hunt County, Texas, and being part of Lot 39 of John Hackney Resubdivision of Leisure Acres as recorded in Volume 400, Page 664, of the Plat Records of Hunt County, Texas, and being part of a tract of land described in a Deed from Frederick L. Sheaf to Frances Elizabeth Sheaf as recorded in Volume 222, Page 295, of the Real Property Records of Hunt County, Texas, and being more particularly described as follows: BEGINNING at a 5/8" iron rod found for corner at the Southwest corner of Lot 39, said point being in the East line of Lot 7; THENCE N. 00 deg. 00 min. 41 sec. E. along the West line of Lot 39, and along the East line of Lot 7, a distance of 246.36 feet to a 1/2" iron rod with cap stamped "Stovall & Assoc." (hereinafter called 1/2" iron rod set) for corner at the Northwest corner of Lot 39, and at the Northeast corner of Lot 7, said point being in the South line of County Road No. 3324 (Leisure Lane); THENCE East along the South line of said road, a distance of 392.93 feet to a 1/2" iron rod set for corner at the Northwest corner of a tract of land described in a Deed from Frances Elizabeth Sheaf to Roy M. Brock, et ux, as recorded in Volume 474, Page 121, R.P.R.H.C.T.; THENCE S. 00 deg. 04 min. 08 sec. W. along the West line of said Brock tract, a distance of 246.36 feet to a 1/2" iron rod found for corner at the Southwest corner of said Brock tract; THENCE West (Directional Control Line) along the South line of Lot 39, a distance of 392.68 feet to the POINT OF BEGINNING and containing 2.22 acres of land.

**8. Mortgage Servicer Information:** The Mortgage Servicer 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**

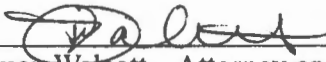
**Phone: 1-800-746-2936**

**Notice of [Substitute] Trustee Sale**

**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.

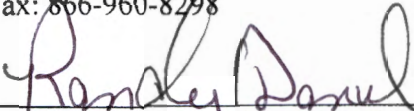
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date: August 2, 2018**



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB OR MICHAEL W. ZIENTZ - Substitute Trustee(s)

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

**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.**

Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.