

F4  
BY: DEPUIM  
18 OCT 11 PM 12:53  
FILED FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX

## Notice of [Substitute] Trustee Sale

**Assert and protect your rights as a member of the armed forces of the United States. If you 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:** 12/04/2018

**Time:** The sale will begin at 01:00 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:** 9744 Trails End, Terrell, TX 75160

**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 01/09/2012 and recorded 01/20/2012 in Document 2012-689 , real property records of Hunt County, Texas, with **Robert Riddlemoser and Wendy Riddlemoser, husband and wife** grantor(s) and Everett Financial, Inc. DBA Supreme Lending, a Texas Corporation as Lender 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 ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, DARLA BOETTCHER, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB, MICHAEL W. ZIENTZ, RAMIRO CUEVAS, DANA KAMIN, LISA BRUNO OR TONYA WASHINGTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Robert Riddlemoser and Wendy Riddlemoser, husband and wife**, securing the payment of the indebtedness in the original principal amount of **\$234,623.00**, 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 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:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE J.J. RIALS SURVEY, ABSTRACT NO. 871, HUNT COUNTY, TEXAS, AND BEING ALL OF THAT 10.00 ACRES TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED FROM JOAN L. JORDAN TO JERRY LOUIS SMYERS, DATED NOVEMBER 15, 1991, AND BEING RECORDED IN VOLUME 218, PAGE 666 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 AT THE EAST CORNER OF SAID 10.00 ACRES TRACT, SAID POINT BEING IN THE CENTER OF TRAIL END, A 50 FOOT ROAD EASEMENT AS RECORDED IN VOLUME 703, PAGE 139 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS; THENCE SOUTH 44 DEGREES 55 MINUTES 00 SECONDS WEST A DISTANCE OF 744.71 FEET TO A FENCE CORNER; THENCE NORTH 45 DEGREES 05 MINUTES 00 SECONDS WEST A DISTANCE OF 432.83 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE NORTH 33 DEGREES 39 MINUTES 36 SECONDS EAST A DISTANCE OF 125.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE NORTH 20 DEGREES 28 MINUTES 31 SECONDS EAST A DISTANCE OF 708.79 FEET TO A 1/2" IRON ROD FOUND FOR CORNER; THENCE SOUTH 43 DEGREES 17 MINUTES 00 SECONDS EAST A DISTANCE OF 750.96 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND. TOGETHER WITH AND THERE IS ALSO CONVEYED HEREBY THE EASEMENT FOR INGRESS AND EGRESS ON, OVER, UPON AND ACROSS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND: BEING ALL THAT TRACT OF LAND IN HUNT COUNTY, TEXAS, AND A PART OF THE J.J. RIALS SURVEY, A-871, AND A PART OF THAT CALLED 150.95 ACRES CONVEYED BY ROBERT L. JORDAN AND WIFE, JOAN L. JORDAN, TO RAY L. VANNOY AND WIFE, LINDA GAIL VANNOY, BY DEED DATED AUGUST 2, 1971 AND RECORDED IN VOLUME 703, PAGE 144, HUNT COUNTY DEED RECORDS, AND A PART OF THAT CALLED 70.79 ACRES CONVEYED BY ROBERT L. JORDAN AND WIFE, JOAN L. JORDAN BY DEED OF RECORD IN VOLUME 740, PAGE 787, HUNT COUNTY DEED RECORDS, AND BEING A PART OF THAT CALLED 89.45 ACRES CONVEYED BY ROBERT L. JORDAN AND WIFE, JOAN-L. JORDAN TO ROBERT L. JORDAN BY DEED OF RECORD IN VOLUME 703, PAGE 142, HUNT COUNTY DEED RECORDS, AND BEING AS EASEMENT FOR INGRESS AND EGRESS HAVING A WIDTH OF FIFTY FEET AND LYING TWENTY FIVE FEET ON EACH SIDE OF A CENTERLINE MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF JORDAN LANE (COUNTY ROAD 2434); SAID POINT BEING THE MOST NORTHERLY CORNER OF SAID 70.79 ACRES, AND ALSO BEING THE NORTHEAST END OF AN EASEMENT FOR INGRESS AND EGRESS HAVING A WIDTH OF FIFTY FEET CONVEYED BY ROBERT L. JORDAN AND WIFE, JOAN L. JORDAN AND RECORDED IN VOLUME 703, PAGE 139, HUNT COUNTY DEED. RECORDS, A STEEL ROD FOR CORNER; THENCE SOUTH 44 DEGREES 55 MINUTES 00 SECONDS WEST, 1261.14 FEET ALONG OLD BRIDGE ROAD (COUNTY ROAD 2438) TO A STEEL ROD AT THE MOST EASTERLY CORNER OF SAID 133.73 ACRES; THENCE NORTH 43 DEGREES 17 MINUTES 00 SECONDS WEST, 1139.55 FEET TO THE EAST CORNER OF A 10.000 ACRE TRACT, BEING THE NORTHWEST AND OF TRAILS END ROAD.

**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.

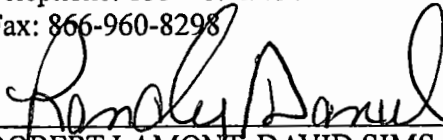
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

Date: October 5, 2018



Stephanie Spunlock, – 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



ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, DARLA BOETTCHER, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, WES WEBB, MICHAEL W. ZIENTZ, RAMIRO CUEVAS, DANA KAMIN, LISA BRUNO OR TONYA WASHINGTON - 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.