

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: 04/02/2019

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: 5592 County Road 1120, Farmersville, TX 75442

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 08/14/2006 and recorded 08/17/2006 in Book 13064 Page OR 1495 Document 496, real property records of Hunt County, Texas, with **JAMES D. COLE and LINDA COLE, HUSBAND AND WIFE** grantor(s) and **DECISION ONE MORTGAGE COMPANY, LLC** 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 **JAMES D. COLE and LINDA COLE, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$33,100.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, N.A, SUCCESSOR-BY-MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2007-4SL** is the current mortgagee of the note and deed of trust or contract lien.

BY: _____
DEPUTY:

19 FEB 21 AM 9:52

FILE FOR RECORD
JENNIFER LINDENZWEIG
COUNTY CLERK HUNT COUNTY TX

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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:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING PART OF THE HEZEKIAH JOHNSON SURVEY, ABSTRACT NO. 562, BEING THE CALLED THE CALLED 5.605 ACRES DESCRIBED IN THE DEED FROM BOBBIE J. RACHEL TO MATTHEW B. RICHARDSON, ET UX, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY IN VOLUME 1237 AT PAGE 208 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGINNING AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 5.605 ACRES TRACT, SAID CORNER IN THE INTERSECTION OF COUNTY ROAD NO. 1120 WITH COUNTY ROAD NO. 1121; THENCE S 89°30'01" W ALONG THE CENTER OF COUNTY ROAD NO. 1120 A DISTANCE OF 275.30 FEET TO A 1/2 INCH IRON ROD SET AT THE SOUTHWEST CORNER OF SAID 5.605 ACRES TRACT, FOR A CORNER; THENCE N 00°07'40" E WITH WEST LINE OF SAID TRACT, AT 30.23 FEET PASSING A 1/2 INCH IRON ROD FOUND FOR REFERENCE AND CONTINUING ALONG A FENCE, AT 217.86 FEET PASSING A 1/2 INCH IRON ROD FOUND AND CONTINUING, FOR A TOTAL DISTANCE OF 888.38 FEET TO A 1/2 INCH IRON ROD FOUND AT A FENCE CORNER AT THE NORTHWEST CORNER OF SAID 5.605 ACRES TRACT, FOR A CORNER; THENCE N 89°33'26" E WITH THE NORTH LINE OF SAID TRACT 274.63 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID TRACT IN COUNTY ROAD NO. 1121, FOR A CORNER; THENCE S 00°05'06" W ALONG SAID COUNTY ROAD AND WITH THE EAST LINE OF SAID TRACT 888.10 FEET TO RETURN TO THE PLACE OF BEGINNING AND CONTAINING 5.607 ACRES OF LAND. BEARINGS RECITED HEREIN ARE BASED ON THE DEED BEARING OF THE WEST LINE OF THE ABOVE CITED 5.605 ACRES TRACT.

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:

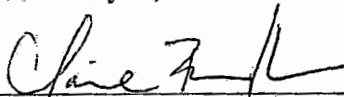
**C/O-Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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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.

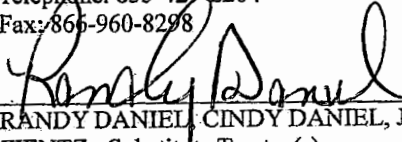
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: February 20, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – 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.