

TS No.: 2017-03216-TX
18-000005-673

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: 04/03/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) 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: 280 County Road 1220, Fairfield, TX 75840-5258

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 07/28/2008 and recorded 08/18/2008 in Book OR 01459 Page 00717 Document 00805694, real property records of Freestone County, Texas, with Roy L. Woodcock and Debra L. Woodcock aka Debra Lynn Woodcock, husband and wife grantor(s) and ALACRITY LENDING COMPANY 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 LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, DAVID SIMS, RONNIE HUBBARD OR ROBERT LAMONT, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Roy L. Woodcock and Debra L. Woodcock aka Debra Lynn Woodcock, husband and wife, securing the payment of the indebtedness in the original principal amount of \$104,748.00, 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.

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.

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7. Property to be sold: The property to be sold is described as follows:

The land referred to herein is situated in the State of TX, County of Freestone described as follows:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE MATTHEW PARK SURVEY ABSTRACT 517, FREESTONE COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.016 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT BY DEED RECORDED IN VOLUME 987, PAGE 293 OF THE DEED RECORDS OF FREESTONE COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING ON A FOUND 1/2' IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 1.016 ACRE TRACT LOCATED ON THE NORTH LINE OF COUNTY ROAD NO. 1220;

THENCE WITH SAID NORTH LINE N 80°57'06' W 91.06 FEET TO A FOUND 1/2' IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE N01°02' 59' E 490.05 FEET TO THE NORTHWEST CORNER OF THIS TRACT;
WITNESS: S17°58'53' E 1.1 FEET, A SET NAIL.**

THENCE S89°38' 49' E 89.09 FEET TO A FOUND 1/2' IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S00°55' 33' W 503.23 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND.

**Label/Seal No- HWC0376700 aka HWC0376701
erial No- CW201094JTXA aka CW201094JTXB
Size-13.0 X 72.0
Model- RIO LIBERT
Manufacture Date- 11/10/2006**

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:

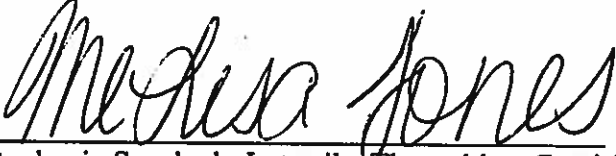
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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.

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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: January 3, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, 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



LORI GARNER, ALLAN JOHNSTON, SHERYL LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, DAVID SIMS, RONNIE HUBBARD OR ROBERT LAMONT - 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.

I am Lori Garner Certificate of Posting 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 Jan 4 2018 filed this Notice of Foreclosure Sale at the office of the Freestone County Clerk and caused it to be posted at the location directed by the Freestone County Commissioners Court.