

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: 04/05/2016

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

Place: Young County Courthouse, 516 Fourth Street, Graham, TX 76450 - UNDER THE PORTICIO AT THE NORTH ENTRANCE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 1806 White Rose Road, Graham, TX 76450

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/03/2008 and recorded 06/13/2008 in (book) 1036 (page) 285 Document 2153 and Deed of Trust to Secure Assumption document with book/page 1095/301 recorded on 04/29/2011 real property records of Young county Texas, with Jerry Crutchfield and Sarah Crutchfield, husband and wife as community property grantor(s) and **Alacrity Lending Company., 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 of Contract Lien executed by Jerry Crutchfield and Sarah Crutchfield, husband and wife as community property securing the payment of the indebtedness in the original principal amount of **\$ 165,896.00**, 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.

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:

BEING the SURFACE and SURFACE ESTATE ONLY in and to 10.01 acres, more or Less, out of T. E. & L Company Survey No. 465, Abstract No. 672 Young County, Texas. Said 10.01 acres also being a part of a 160.50 acre tract described in Volume 1002, Page 745, of the Official Public Records of said county, Said 10.01 acres being described as follows:

BEGINNING at a 1/2" iron rod set for corner from which a 5/8" iron rod found for the northwest corner of said 160.50 bears N 89° 39' 13" W 624.62 feet and N 00° 19' 21" E 1,395.55 feet;

THENCE S 89° 31' 41" E 624.62 feet to a 1/2" iron rod set for corner;

THENCE S 00° 25' 06" W 698.78 feet a 1/2" iron rod set for corner;

THENCE N 89° 27' 41" W 624.03 feet to a 1/2" iron rod set for corner in the centerline of a 50.0 foot road easement;

THENCE N 00° 22' 14" E 698.05 feet with said 50.0 foot road easement to the point of beginning containing 10.01 acres more or less,

TOGETHER with a 50.00 foot road easement

BEING a 50.0 foot road easement out of the above said survey and above said 160.50 acre tract recorded in Volume 1002, Page 745 of the Official Public Records of said county. Said 50.0 foot road easement being described as follows:

BEGINNING at a 1/2" iron rod set in the north line of said 160.50 acre tract said iron rod also being in the centerline of White Rose Road, from which a 5/8 inch iron rod found for the northwest corner of said 160.50 acre tract bears N 89° 39' 13" W 625.78 feet;

THENCE with the centerline of said easement S 00° 22' 14" W 2,091.20 feet with the east line of Tract 1, east line of Tract 4, east line of Tract 7, west line of Tract 2, west line of Tract 5 and the west line of Tract 8 to a 1/2" iron rod set for the end of said road easement at the southeast corner of Tract 7 and the southwest corner of Tract 8.

Manufacturer`s Name/Make: Palm Harbor Manufacturing, LP

Model: Palm Harbor

Manufacture Date: 03/04/2008

Certificate No: MH00273471

Year: 2008

Number of Section: 2

Section 1 -Label & Serial Nos: PFS1035484 / MP1514940A

Section 2-Label & Serial Nos: PFS1035485 / MP 1514940B

WEIGHT: 27505 / 28101

SIZE: 14.0 X 60.0 / 14.0 X 60.0

TOTAL SQ. FEET : 1680

- 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: 561-682-8000**

- 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.

Angela Lewis, Brenda Wiggs, Denise Boerner or Donna Stockman or Chance Oliver, Bret Allen or David Stockman, Guy Wiggs and Lori McCarty or, David Stockman, Tim Lewis, Terry Browder, Laura Browder, Marsha Monroe, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Aarti Patel, Evan Press, Chris Demerest, Kelley Burns, Substitute Trustee

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

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

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.

FILED FOR RECORD

FEB 13 2016

KAY HARDIN, COUNTY CLERK Page 3 of 3
YOUNG COUNTY, TEXAS