

2014-160
FILED FOR RECORD
 AT 2:10 O'CLOCK P.M.

DEC 15 2014

Notice of [Substitute] Trustee Sale

SHERRY DOWD
 COUNTY CLERK, NAVARRO COUNTY, TEXAS
 DEPUTY
Assert and protect your rights as a member of the armed forces of the United States 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: 01/06/2015Time: The sale will begin at 11:00 AM or not later than three hours after that timePlace: Navarro Center, 800 N Main East Entrance

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 8432 County Road 3260, Kerens, TX 75144

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 10/12/2000 and recorded 10/17/2000 in Document 008551 in (book) 1500, (page) 0772, real property records of Navarro county Texas, with Christopher K. McBride, a single man grantor(s) and Temple-Inland Mortgage Corporation, as Lender, Mortgage Electronic Registration Systems, INC., as Beneficiary.

4. Obligation Secured: Deed of Trust of Contract Lien executed by Christopher K. McBride, a single man securing the payment of the indebtedness in the original principal amount of \$58,469.00, 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 (Except in NH, RI or Orleans Parish, LA, then foreclose in the name of Federal National Mortgage Association) is the current mortgagee of the note and the deed of trust or contract lien.

5. 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 Elijah Powers Survey Abstract 633, Navarro County, Texas, and being a portion of a certain tract of land described by deed recorded in Volume 1247, Page 245 of the Deed Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows:

BEGINNING on a found 1" iron pipe for the northeast corner of this tract and the most easterly northeast corner of the above mentioned tract located on the southwest line of a County Road No. SE3260;

THENCE with said southwest line S30° 00' 00"E 150.28 feet to a fence corner post for the southeast corner of this tract;

THENCE S66° 16' 35"W 344.33 feet to a fence corner post for the southwest corner of this tract;



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THENCE N08° 39' 46'' W 236.34 feet to a fence corner post for the northwest corner of this tract;

THENCE N82° 45' 30'' E 277.91 feet to the place of beginning and containing 1.34 acres of land

6. **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
561-682-8000

12/9/2014



Randy Daniel or Cindy Daniel or Jim O'Bryant, Stephanie Spurlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson

Substitute Trustee
C/o Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
ATTN: Trustee Department
Telephone: 855-427-2204
Fax: (866)-960-8298