

SEP 14 2015

Notice of [Substitute] Trustee Sale

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY 01 DEPUTY

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: 10/06/2015

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

Place: Navarro Center, 800 N Main East Entrance OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 302 SE County Rd 2270, Corsicana, TX 75109

2. Terms of Sale: Cash

- 3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 05/05/2008 and recorded 05/13/2008 in Document 00004440 real property records of Navarro county Texas, with Irvin Jordan and Melony Jordan, husband and wife grantor(s) and Alethes, LLC, 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 Irvin Jordan and Melony Jordan, husband and wife securing the payment of the indebtedness in the original principal amount of \$ 79,821.00, 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:

All that certain lot, tract, or parcel of land situated in the J.C. Jones Survey Abstract 426, Navarro County, Texas, being all of a called one acre tract described as Tract One and being all of a called 0.99 acre tract described as Tract Two recorded under Instrument No. 2007-5642, 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 3/4" iron pipe for the southeast corner of this tract and the southeast corner of the above mentioned Tract One located on the north line of County Road No. SE2270;

THENCE S61° 48' 04" W 224.32 feet to a found 1-1/2" iron pipe for the southwest corner of this tract;

THENCE N27° 29' 39" W 212.56 feet to a found 1/2" iron pipe for an angle corner of this tract;

THENCE N27° 08' 27" W 159.28 feet to a found 2" pipe post for an angle corner of this tract;

THENCE N29° 08' 25" W 34.26 feet to the northwest corner of this tract; Witness: N62° 43' 17" E 1.2 feet, a set 1/2" iron rod.

THENCE N62° 43' 17" E 223.42 feet to a found 5/8" iron rod for the northeast corner of this tract;

THENCE S27° 46' 29" E 193.52 feet to a found 1/2" iron pipe for an angle corner of this tract;

THENCE S27° 28' 41" E 208.97 feet to, the place of beginning and containing 2.08 acres of land

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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.


Sharon St. Pierre or Robert LaMont or Chance Oliver, Bret Allen, Substitute Trustee
9-14-15

**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.