

2016-63
FILED FOR RECORD
AT 11:59 O'CLOCK A.M.

MAY 16 2016

NOTICE OF FORECLOSURE SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY [Signature] 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. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 06/06/2005 and recorded in Book 1761 Page 781 Document 00005708 real property records of Navarro County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 06/07/2016
Time: The sale will begin no earlier than 11:00 AM or no later than three hours thereafter.
Place: **Navarro County** Courthouse, Texas, at the following location: NAVARRO CENTER, 800 N MAIN EAST ENTRANCE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. 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.
- 5. Obligations Secured.** The Deed of Trust executed by ROYCE BANCROFT, provides that it secures the payment of the indebtedness in the original principal amount of \$63,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** WELLS FARGO BANK, N.A., AS TRUSTEE FOR THE POOLING AND SERVICING AGREEMENT DATED AS OF AUGUST 1, 2005 PARK PLACE SECURITIES, INC. ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHQ4 obtained a Order from the 13th District Court of Navarro County on 04/22/2016 under Cause No. D15-24186-CV. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, WES WEBB OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

[Signature]
Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

[Signature] 5-16-16
RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON,
ROBERT LAMONT, HARRIETT FLETCHER, SHERYL LAMONT,
DAVID SIMS, WES WEBB OR CARL NIENDORFF
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529



EXHIBIT "A"

Being all of that certain lot, tract or parcel of land located in the I.C. Holt Survey, City of Powell, Navarro County, Texas, and being all of Lots 1, 2, 3, 4 and part of Lot 5, Block 1 and all of Lots 13, 14, 15 16 and part of Lot 17, Block 1 of the J.O. Burke Addition, the plat thereof being recorded in Volume 174, page 55 of the Deed Records of Navarro County, Texas. Said lot, tract or parcel of land being more particularly described as follows:

Lots 1, 2, 3, 4 and 5

Beginning at a 5/8" iron rod set at the northwest corner of Block 1 at the intersection of the south line of 2nd Ave. with the east line of Brookshire Street and being the northwest corner of Lot 1;

Thence, N80°00'00"E, 142.50 feet along the south line of 2nd Street to a 5/8" iron rod set at the northeast corner of Lot 1 in the west line of a called 15 foot alley;

Thence, S10°00'00"E, 117.76 feet along the west line of the alley to a 5/8" iron rod set in the east line of Lot 5;

Thence, S79°54'13"W, 142.50 feet through Lot 5 to a 1/2" iron rod found in the west line of Lot 5, the east line of Brookshire Street at the southwest corner of this tract;

Thence, N10°00'00"W (reference bearing), 118.00 feet along the east line of Brookshire Street to the point of beginning and containing 0.39 acres of land, more or less.

Lots 13, 14, 15, 16 and part of 17

Beginning at a 5/8" iron rod set at the northeast corner of Lot 13 at the intersection of the south line of 2nd Ave. with the west line of Carr Street;

Thence, S10°06'24"E, 117.56 feet along the west line of Carr Street to a 1/2" iron rod found in the east line of Lot 17 at the southeast corner of this tract;

Thence, S79°53'37"W, 100.00 feet through Lot 17 to a 5/8" iron rod set in the west line of Lot 17, the east line of the called 15 foot alley at the southwest corner of this tract;

Thence, N10°00'00"W, 117.76 feet along the east line of the alley to a 5/8" iron rod set at the northwest corner of Lot 13 in the south line of 2nd Ave.;

Thence, N80°00'00"E, 100.00 feet along the south line of 2nd Ave. to the Point of Beginning and containing 0.27 acres of land, more or less.