

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: 12/06/2016

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 any other area designated by the County Commissioners Court 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: 11215 FM 638, Dawson, TX 76639

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 02/02/2007 and recorded 02/09/2007 in Document 00001431, Book xxx Page xxx, real property records of **Navarro County** Texas, with Mike D. Miller and Jana Miller, husband and wife grantor(s) and Texas State Home Loans, Inc. .

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 or Contract Lien executed by Mike D. Miller and Jana Miller, husband and wife securing the payment of the indebtedness in the original principal amount of \$ 206,511.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1** is the current mortgagee of the note and the deed of trust or contract lien.

2016-158

FILED FOR RECORD
AT 12:55 O'CLOCK P M.

NOV 14 2016

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

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

TRACT 1:

All that certain lot, tract or parcel of land being a 52.392 acres situated in the Joseph West Survey, Abstract No. 823, in Navarro County, Texas, and being the tract conveyed by Maude Perteeet Sawyer and Gussie Perteeet Forsythe to Raymond Hayes in deed dated October 6, 1965 and recorded in the Deed Records of Navarro County, Texas, and being more particularly described as follows:

BEGINNING at a nail set for corner in a county road, said nail bears South 60 degrees West 5875.83 feet and South 30 degrees East, 20.0 feet from the Northeast corner of the Joseph West Survey;

THENCE South 30 degrees East 2191 feet with the West line of a tract of land described in deed recorded in Volume 1780, Page 607, Deed Records, Navarro County, Texas;

THENCE up said creek with its meanders as follows:

South 39 degrees 30 minutes West, 165.0 feet;

North 61 degrees 30 minutes West, 100.0 feet;

South 63 degrees 30 minutes West, 85.0 feet;

South 0 degrees 30 minutes west, 75.0 feet;

South 59 degrees 30 minutes West, 210.0 feet;

North 52 degrees 20 minutes West, 240.0 feet;

South 80 degrees 30 minutes West, 325.0 feet;

North 66 degrees 33 minutes west, 287.7 feet to a point for corner in said creek;

THENCE North 30 degrees west, 1658.0 feet with the West line of said Raymond Hayes tract;

THENCE North 60 degrees East, 1107.0 feet with the North line of said tract and with said county road to the POINT OF BEGINNING and containing 52.392 acres of land, more or less.

TRACT 2:

All that certain lot, tract or parcel of land being 2.745 acres situated in the Joseph West Survey, Abstract No. 823, in Navarro County, Texas and being a part oof a called 53.66 acre tract described in deed from Vivian Sawyer, et vir, to T.H. Gullett, dated May 21, 1931, recorded in Volume 347, Page 489 of the Deed Records of Navarro County, Texas, and being East of Farm Road 638 and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod set for corner in a county road, said point is in the Northeast corner of the called 53.66 acre tract, in the North line of the Joseph West Survey, and bears South 60 degrees West, 6982.83 feet from the Northeast corner of the Joseph West Survey;

THENCE South 30 degrees east, 1164.0 feet with the East line of said called 53.66 acre tract and in the West line of said 52.392 acre tract;

THENCE South 62 degrees 22 minutes West, 97.0 feet to a 3/8 inch iron rod set for corner in the East right of way line of Farm Road No. 638 which is a part of said 53.66 acre tract conveyed to the State of Texas by deed from T.H. Gullett in deed dated March 29, 1948, recorded in Volume 477, Page 353 of the Deed Records of Navarro County, Texas;

THENCE North 30 degrees 36 minutes west, 1160.1 feet with the east right of way of said road to a 3/8 inch iron rod set for corner;

THENCE North 60 degrees East, 109.0 feet with said county road and the North line of said called 53.66 acre tract to the POINT OF BEGINNING and containing 2.745 acres of land, more or less.

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: 1-800-746-2936**

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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.

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: November 8, 2016

Keisha Lyons

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

Sharon St. Pierre

11-14-16

Randy Daniel, Cindy Daniel, Allan Johnston, Sharon St. Pierre, Robert Lamont, Sheryl Lamont, Harriett Fletcher, David Sims, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Jonathan Harrison, Nadia Capehart, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Phillip Pierceall, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

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.