


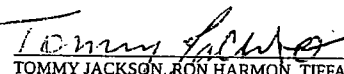
NOTICE OF FORECLOSURE SALE

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. 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 03/03/2010 and recorded in Document 2010003149 real property records of Liberty County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 11/06/2018
Time: 10:00 AM
Place: Liberty County Courthouse, Texas, at the following location: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE 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 VIRGIL B. WARD AND LISA R. WARD, provides that it secures the payment of the indebtedness in the original principal amount of \$117,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Ocwen Loan Servicing, LLC 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 Ocwen Loan Servicing, LLC 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.** Ocwen Loan Servicing, LLC obtained a Order from the 75th District Court of Liberty County on 08/03/2018 under Cause No. CV1813282. 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 TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY, 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.


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
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS, MARGIE ALLEN OR KYLE BARCLAY
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Tommy Jackson whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 9-6-18 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

at 3:18 FILED o'clock P M

SEP - 6 2018

-PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY 

EXHIBIT "A"

FIELD NOTES of a 5.410 acre tract of land situated in the Liberty Town West League, Abstract No. 357, Liberty County, Texas, being that same 5.41 acre tract of land conveyed to Virgil B. Ward, et ux, by Heritage M. C., Inc., by deed dated October 6, 1995, and recorded in Volume 1588 at Page 592 of the Official Public Records of Liberty County, Texas, and out of and a part of Block 11 of the Maysville Addition as recorded in Volume "N" at Page 616 of the Deed Records of Liberty County, Texas. This 5.41 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE EAST LINE OF SAID 5.41 ACRES. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

BEGINNING at a 5/8 inch iron rod found for the Southeast corner of this tract of land, the Southeast corner of said 5.41 acres, the Southwest corner of a 5.41 acre tract of land conveyed to the Abundant Lift Apostolic Church by Jimmy Weidner by deed dated July 17, 1990, and recorded in Volume 1329 at Page 560 of the Official Public Records of Liberty County, Texas, in the South line of said Block 11, in the North line of Block 12 of said Maysville Addition, and in the North line of the residue of 40 acres conveyed to Walter Wallace Wade, et ux, by Morris H. Scott, et ux, by deed dated November 17, 1964, and recorded in Volume 580 at Page 595 of the Deed Records of Liberty County, Texas.

THENCE South 89°30'00" West with the South line of this tract of land, the South line of said Ward 5.41 acres, the South line of said Block 11, the North line of said Block 12, and the North line of said residue of 40 acres a distance of 217.00 feet to a 5/8 inch iron rod found for the Southwest corner of this tract of land, the Southwest corner of said Ward 5.41 acres, and the Southeast corner of a 5.1924 acre tract of land conveyed to Fabrication & Construction Services, L. P., by J. B. Trays Inc., by deed dated December 18, 2001, and recorded in Volume 1937 at Page 763 of the Official Public Records of Liberty County, Texas.

THENCE North 00°30'00" West with the West line of this tract of land, the West line of said Ward 5.41 acres, the East line of said 5.1924 acres, over and across said Block 11, at a distance of 1042.09 feet cross the South right of way line of F. M. Highway No. 1960, from this rod a 1/4 inch iron rod found bent bears South 12°38'53" West a distance of 0.85 feet, continuing along said West line a total distance of 1086.11 feet to a point for the Northwest corner of this tract of land, the Northwest corner of said Ward 5.41 acres, and the Northeast corner of said 5.1924 acres in the North line of said Block 11.

THENCE North 89°30'00" East with the North line of this tract of land, the North line of said Ward 5.41 acres, and the North line of said Block 11 a distance of 217.00 feet to a point for the Northeast corner of this tract of land, the Northeast corner of said Ward 5.41 acres, and the Northwest corner of said Church 5.41 acres.

THENCE South 00°30'00" East with the East line of this tract of land, the East line of said Ward 5.41 acres, the West line of said Church 5.41 acres, over and across said Block 11, at a distance of 42.60 feet found a 5/8 inch iron rod bent at the South right of way line of Highway No. 1960, in all a total distance of 1086.11 feet to the PLACE OF BEGINNING, containing within said boundaries 5.410 acres of land, with 0.2158 of an acre of land lying within the right of way of Highway No. 1960, leaving a net acreage of 5.194 acres of land more or less.

16
7.00

OFFICIAL RECORDS
LIBERTY COUNTY
DEBRA SELLERS
COUNTY CLERK
RECORDING FEE \$71.00
2010003149
03/12/2010 11:58 AM 17 PGS
JGAT15,DC Receipt #003256

STATE OF TEXAS }
COUNTY OF LIBERTY }
I, Debra Sellers, hereby certify that this instrument was FILED in the number
specified on the date and at the time stamped hereon by me, and was duly
RECORDED in its volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas, as Stamped hereon by me on

MAR 12 2010

Debra Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS