

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: 12/04/2018

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

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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: 667 COUNTY ROAD 2293, CLEVELAND, TX 77327

2. 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. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/30/2008 and recorded 09/02/2008 in Document 2008017296, real property records of Liberty County, Texas, with **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only grantor(s)** and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO. as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY BEGGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$146,486.00**, 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 deed of trust or contract lien.

FILED
at 2:30 o'clock P. M

OCT 15 2018

DALETTA WILLIAMS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: *[Signature]* DEPUTY



TS No.: 2016-02561-TX
18-000715-673

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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:

EXHIBIT A

8. Mortgage Servicer Information: The Mortgage Servicer 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.

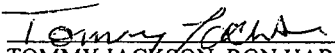
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: October 8, 2018



Iman Walcott – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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



TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY BEGGS - Substitute Trustee(s)

C/O AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

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.

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 10-15-18 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.

Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.00 ACRES SITUATED IN THE SAMUEL ALLOWAY SURVEY ABSTRACT No. 129, AND BEING OUT OF A CALLED 23.463-ACRE TRACT AS DESCRIBED IN VOLUME 1809, PAGE 653 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS; SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2 inch iron rod found in the south line of the Levi Stephens Survey, Abstract No. 349 and being in the north line of said Samuel Alloway Survey, also being in the south, line of a called 665.13 acre tract as described under Liberty County Clerk's File 2003013927 and being the northwest corner of a called 39.5103-acre tract as described in Volume 1308, Page 407 Official Public Records Liberty County, Texas, same being the northeast corner of said 23.463 acre tract; same being the northeast corner of a 15.30 acre tract, called Tract One; surveyed this day, from which a 2 inch iron pipe found for the northeast corner of said 39.5103 acre tract and being the northeast corner of said Samuel Alloway Survey bears. North 88 degrees 30 minutes 08 seconds East, a distance 391.92 feet,

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 1230.77 feet with the west line of said 39.5103 acre tract to a 5/8 inch iron rod set for the southeast corner of said 15.30 acre tract, same being the northeast corner and PLACE OF BEGINNING of this herein described tract,

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 643.12 feet continuing with the west line of said 39.5103 acre tract to a 3/4 inch iron rod found in the north margin of County Road No. 2293, formerly called Upper Macedonia, for the southwest corner said 39.5103 acre tract, and being the southeast corner of said 23.463 acre tract, same being the southeast corner of this tract,

THENCE SOUTH 86 DEGREES 57 MINUTES 19 SECONDS WEST, (called East) a distance of 270.93 feet with the north margin of said County Road No. 2293 to a 5/8 inch iron rod set for the southeast corner of another 4.00 acre tract, called Tract Three, surveyed this day, same being the southwest corner of this tract;

THENCE NORTH 02 DEGREES 45 MINUTES 43 SECONDS WEST, a distance of 643.12 feet with the east line of said 4.00 acre tract, called Tract Three, to a 5/8 inch iron rod set in the south line of said 15.30 acre tract for the northeast corner of said 4.00-acre tract, called Tract Two, same being the northwest corner of this tract,

THENCE NORTH 86 DEGREES 57 MINUTES 19 SECONDS EAST, a distance of 270.93 feet with the south line of said 15.30-acre tract to the PLACE OF BEGINNING and containing 4.00 acres.

The Company is prohibited from insuring the area or quantity of land described herein Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof

STATE OF TEXAS
COUNTY OF LIBERTY
I, Della Sellers, hereby certify that this instrument as filed in this office
sequences on the date and at the time stamped hereon by me, and as to day
RECORDED in the volume and page of the OFFICIAL PUBLIC RECORDS
of Liberty County, Texas, as stated hereon by me on

OFFICIAL RECORDS
LIBERTY COUNTY
DELLA SELLERS
COUNTY CLERK
RECORDING FEE \$59.00
2008017296
09/02/2008 02:47 PM 13 PGS
MLOZRN0, DC Receipt #013733

SEP - 2 2008

Della Sellers
COUNTY CLERK
LIBERTY COUNTY, TEXAS