

### 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:** 06/05/2018

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

**Place:** SOUTH ENTRANCE 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:** 2237 County Road 153, Bluff Dale, TX 76433

**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 11/29/2006 and recorded 12/01/2006 in Book 1311 Page 0229 Document 611213, real property records of Erath County, Texas, with **Mary Reynolds, a single woman**, grantor(s) and DECISION ONE MORTGAGE COMPANY, LLC, 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 GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, TIM LEWIS, KATHY ARRINGTON OR MICHELLE SCHWARTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Mary Reynolds, a single woman**, securing the payment of the indebtedness in the original principal amount of \$78,645.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for Saxon Asset Securities Trust 2007-3, Mortgage Loan Asset Backed Certificates, Series 2007-3** is the current mortgagee of the note and deed of trust or contract lien.

POSTED  
11:45 A.M. \_\_\_\_\_ P.M.  
APR 26 2018  
GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
By          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:

**ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE ISAAC MILSAPS SURVEY, ABSTRACT NO. 512, ERATH COUNTY, TEXAS BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED TO LANETTA MCCOY, RECORDED IN VOLUME 1285, PAGE 966. DEED RECORDS, ERATH COUNTY, TEXAS AND THE REMAINDER OF A TRACT OF LAND DESCRIBED IN THE DEED TO LANETTA MCCOY, RECORDED IN VOLUME 562, PAGE 302. DEED RECORDS, ERATH COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING AT A 3/8" REBAR ROD FOUND (CONTROL MONUMENT), FOR THE SOUTHEAST CORNER OF THE MCCOY TRACT, RECORDED IN VOL. 1285, PG. 966, D.R.E.C.T.. IN THE NORTH LINE OF COUNTY ROAD NO. 153 AND IN THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO DANE ALLISON AND MICHELLE ALLISON, RECORDED IN VOLUME 732. PAGE 111, DEED RECORDS, ERATH COUNTY, TEXAS;**

**THENCE S. 89° 56' 00" W. (BASE BEARING PER GPS OBSERVATION, WGS 84). 246.05 FEET ALONG THE NORTH LINE OF COUNTY ROAD NO. 153, TO A 3/8" REBAR ROD FOUND (CONTROL MONUMENT), IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO JESSE ALAN KENDRICK AND WIFE, CORA DIAN KENDRICK, RECORDED IN VOLUME 993, PAGE 03, DEED RECORDS, ERATH COUNTY, TEXAS;**

**THENCE N. 01° 50' 13" E., 267.60 FEET ALONG A COMMON LINE BETWEEN THE KENDRICK TRACT AND THE REMAINDER OF THE MCCOY TRACT, RECORDED IN VOL. 562, PG. 302. D.R.E.C.T., TO A 3/8" REBAR ROD FOUND FOR THE NORTHWEST CORNER OF THE REMAINDER OF THE MCCOY TRACT, RECORDED IN VOL. 562, PG. 302. D.R.E.C.T.;**

**THENCE S. 89° 52' 18" E., 173.78 FEET ALONG A COMMON LINE BETWEEN THE KENDRICK TRACT AND THE REMAINDER OF THE MCCOY TRACT, RECORDED IN VOL. 562, PG. 302, D.R.E.C.T., TO A 3/8" REBAR ROD FOUND IN A WESTERLY LINE OF THE ALLISON TRACT;**

**THENCE THE FOLLOWING BEARINGS AND DISTANCES ALONG THE COMMON LINES BETWEEN THE ALLISON TRACT AND THE MCCOY TRACT, RECORDED IN VOL. 1285, PG. 966, D.R.E.C.T. AS FOLLOWS;**

**S. 00° 27' 20" E., 19.66 FEET, TO A 2" METAL FENCE CORNER POST; N. 89° 37' 15" E., 65.02 FEET, TO A 3" METAL FENCE CORNER POSTS. 00° 20' 33" W., 247.56 FEET, TO THE POINT OF BEGINNING AND CONTAINING 1.46 ACRES.**

**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**

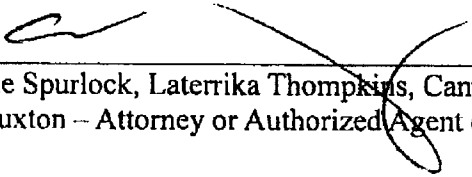
TS No.: 2018-01058-TX  
18-000950-673

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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: April 25, 2018

  
Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,  
Claire Buxton – 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

  
GUY WIGGS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID  
STOCKMAN, TIM LEWIS, KATHY ARRINGTON OR MICHELLE SCHWARTZ - 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 \_\_\_\_\_ 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Erath  
County Clerk and caused it to be posted at the location directed by the Erath County Commissioners Court.