

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: 07/02/2019

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: 621 County Rd 484, Stephenville, TX 76401-7179

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 03/15/2007 and recorded 03/16/2007 in Book Vol 1325 Page 1037 Document 72251, real property records of Erath County, Texas, with **Johnny Barrett and Shelley Barrett, husband and wife**, grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Lender, WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-5, ASSET-BACKED CERTIFICATES, SERIES 2007-5, 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 **Johnny Barrett and Shelley Barrett, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$199,500.00, 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 OPTION ONE MORTGAGE LOAN TRUST 2007-5, ASSET-BACKED CERTIFICATES, SERIES 2007-5** is the current mortgagee of the note and deed of trust or contract lien.

POSTED

_____ A.M. 3:50 P.M.

MAY **23** 2019

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:

A TRACT OF LAND SITUATED IN THE M.J. JAMIE SURVEY, ABSTRACT NO. 434, ERATH COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN THE DEED TO JAMES H. GRYDER ET UX, SARAH P. GRYDER, RECORDED IN VOLUME 561, PAGE 282, 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) IN THE NORTHEAST LINE OF COUNTY ROAD NO. 484 FOR THE SOUTH CORNER OF SAID GRYDER TRACT, SAME BEING THE WEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CAM E. EMMONS, RECORDED IN VOLUME 932, PAGE 749, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE N.30°23'00"W., (BASE BEARING PER DEED IN VOLUME 561, PAGE 282, DEED RECORDS, ERATH COUNTY, TEXAS), 250.11 FEET ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD NO. 484 TO A 1/2" SQUARE SPIKE FOUND (CONTROL MONUMENT) FOR THE WEST CORNER OF SAID GRYDER TRACT, SAME BEING THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO CHAD MILLER AND MARCIE MILLER, RECORDED IN VOLUME 982, PAGE 269, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE N.59°39'32"E., 555.32 FEET ALONG THE COMMON LINE BETWEEN SAID GRYDER TRACT AND SAID MILLER TRACT TO A FENCE CORNER POST IN THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN THE DEED TO CHRIESTEL URSLA KINDRED, RECORDED IN VOLUME 786, PAGE 249, DEED RECORDS, ERATH COUNTY, TEXAS, FOR THE NORTH CORNER OF SAID GRYDER TRACT, SOME BEING THE EAST CORNER OF SAID MILLER TRACT;

THENCE S.28°34'12"E., 146.12 FEET ALONG THE COMMON LINE BETWEEN SAID GRYDER TRACT AND SAID KINDRED TRACT TO A 3/8" REBAR ROD FOUND FOR THE SOUTH CORNER OF SAID KINDRED TRACT, SAME BEING MOST SOUTHERLY WEST CORNER OF A TRACT OF LAND DESCRIBED IN THE DEED TO GARY CROW AND WIFE, VERNELL B. CROW, RECORDED IN VOLUME 1088, PAGE 311, DEED RECORDS, ERATH COUNTY, TEXAS;

THENCE S.29°36'51" E., 104.16 FEET ALONG THE COMMON LINE BETWEEN SAID GRYDER TRACT AND SAID CROW TRACT TO A 1/2" SQUARE SPIKE FOUND FOR THE EAST CORNER OF SAID GRYDER TRACT, SAME BEING THE NORTH CORNER OF SAID EMMONS TRACT; THENCE S.59°40'07"W., 549.30 FEET ALONG THE COMMON LINE BETWEEN SAID GRYDER TRACT AND SAID EMMONS TRACT TO THE POINT OF BEGINNING AND CONTAINING 3.17 ACRES OF LAND, MORE OR LESS.

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**

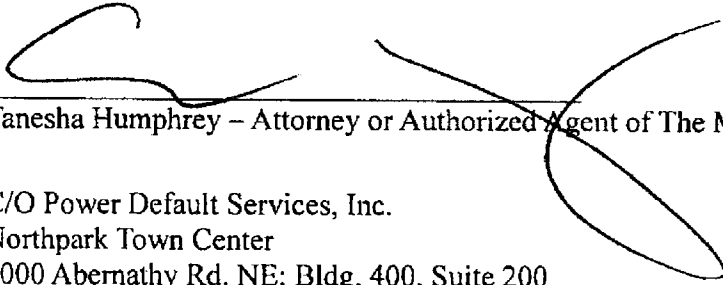
TS No.: 2019-00900-TX
19-000486-673

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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.

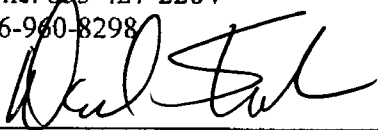
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: May 21, 2019



Tanesha Humphrey – 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
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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.