

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: 04/03/2018

Time: The sale will begin at 12:00 PM or not later than three hours after that time

Place: THE SOUTH DOOR OF THE DISTRICT COURT BUILDING 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: 7790A FM 1119, Centerville, TX 75833

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.

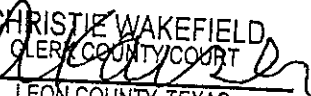
3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 04/10/2008 and recorded 04/30/2008 in Book OR 1359 Page 775 Document 00354715, real property records of Leon County, Texas, with Jerry Tyler and Wife, and Linda Tyler, grantor(s) and AMCAP MORTGAGE, LTD 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 ALLAN JOHNSTON, SHERYL LAMONT, KELLER MACKIE, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by Jerry Tyler and Wife, and Linda Tyler, securing the payment of the indebtedness in the original principal amount of \$134,987.00, 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

JAN 18 2018

CHRISTIE WAKEFIELD
CLERK COUNTY COURT
BY 
LEON COUNTY, TEXAS

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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:

The land referred to herein is situated in the State of Texas, County of Leon described as follows:

These notes describe that certain 10.00 acres in the N.A. Allen Survey, Abstract 1 (in conflict with the ISSAC MIDKIFF SURVEY, Abstract 15) located in Leon County, Texas, being part of that 35.70 acres contained in a warranty deed dated March 12, 2008 from Jimmie Moleen Pond to Linda Tylar and recorded in volume 1355 page 161 Leon County Official Records, this 10.00 acre tract is described more particularly as follows

Beginning at the West corner of the 35.70 Acres, same being an interior corner of that "ne ½ of 174.5 acres" (recorded in Volume 169 Page 613 Leon county deed records), found a ½" steel rod at same (at a fence corner),

Thence with the northwest line of the 35.70 acres, along an existing fence, north 38° 46' 42" east a distance of 176.45 feet to the north corner of this tract, set a ½" steel rod offset south 70° 16' 48" east 1.54 feet,

Thence with a non-fenced line across the 35.70 acres, south 70° 16' 46" east a distance of 343.60 feet to an interior corner of this tract, set a ½" steel rod at same,

Thence with a non-fenced line, south 82° 02' 57" east a distance of 321.35 feet to an exterior corner of this tract, set a ½" steel rod at same,

Thence with a non-fenced line, south 45° 00' 00" east at 399.37 feet passing the west corner of a 30' wide easement of 0.42 acre (surveyed out of the 35.70 acres this date by the undersigned) and continuing an additional 30.00 feet to a total distance of 429.37 feet to the east corner of this tract, same being the south corner of South corner of said 30' wide casement of 0.42 acre; set a ½" steel rod at same,

Thence with a non-fenced line south 44° 15' 17" west a distance of 590.67 feet to the intersection of same line of the southwest line of the 35.70 acres, same being a line of the "ne ½ of 174.5 acres", set a ½" steel rod at same

Thence with the southwest line of the 35.70 acres, same being a line of the "ne ½ of 174.5 acres" along an existing fence, north 45° 10' 24" west a distance of 284.29 feet to an exterior corner of the 35.70 acres, same being an interior corer of the "ne ½ of 174.5 acres" found a ½" steel rod at same (at a fence corner),

Thence with a line of the 35.70 acres, same being a line of the "ne ½ of 174.5 acres", along an existing fence, north 41° 28' 05" east a distance of 53.39 feet to an interior corner of the 35.70 acres, same being an exterior corner of the "ne ½ of 174.5 acres", found a ½ " steel rod at same (at a fence corner),

Thence with the upper southwest line of the 35.70 acres, same being a line of the "ne ½ of 174.5 acres", along and existing fence, north 43° 09' 28" west a distance of 697.88 feet to the place of beginning

Containing, according to the dimensions herein stated, an area of 10.00 acres of land

30' WIDE EASEMENT OF 0.42 ACRE

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These notes describe that certain 30 foot wide easement of 0.42 acre in the N A ALLEN SURVEY, Abstract 1 (in conflict with the ISAAC MIDKIFF SURVEY, Abstract 15) located in Leon County, Texas, being part of that 35.70 Acres contained in Warranty Deed dated March 12, 2008 from Jimmie Moleen Pond to Linda Tyler and recorded in Volume 1355 page 161 Leon County Official Records, this 30' wide easement of 0.42 acre is described more particularly as follows

COMMENCING at the east corner of the 35.70 acres in the southwest right-of-way of fm 1119, found a ½" steel rod bearing North 43°-14'-06" east 0.69 feet, thence with the northeast line of the 35.70 acres, same being the southwest right-of-way of fm 1119, north 46°-25'-40" west a distance of 157.28 feet to the east corner of this tract, same being the BEGINNING of this description

THENCE across the 35.70 acres, south 44°-34'-20" west a distance of 617.46 feet to the east corner of a 10.00 acre tract (surveyed out of the 35.70 acres this date by the undersigned), set a ½" steel rod at same,

THENCE parallel with but 30 feet from the previously called line, North 44°-34'-20" east a distance of 617.24 feet to the intersection of same line with the northeast line of the 35.70 acres, same being the southwest right-of-way of fm 1119,

THENCE with the northeast line of the 35.70 acres, same being the southwest right-of-way of fm 1119, south 45°-25'-40" east a distance of 30.00 feet to the PLACE OF BEGINNING

Herein described tract is 30 feet wide and contains, according to the dimensions herein stated, an area of 0.42 acre of land APN.

Mobile Home Information:

Model: RIO VISTA
Year: 2007
Serial Number: CW2011284TXA / CW2011284TXB
HUD label Number: HWC0382109 / HWC0382110
Length and Width: 16.0 X 72.0 / 16.0 X 72.0

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: January 18, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Melisa Jones, 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



ALLAN JOHNSTON, SHERYL LAMONT, KELLER MACKIE, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, RONNIE HUBBARD OR ROBERT LAMONT - 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 Forfeiture Sale at the office of the Leon County Clerk and caused it to be posted at the location directed by the Leon County Commissioners Court.

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