

TS No.: 2018-03383-TX
18-001396-673

FILED FOR RECORD

2019 MAY 30 PM 10:18

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

BY BY DEP.

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: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY 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: 500 Vz County Road 2622, Wills Point, TX 75169

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 02/03/2010 and recorded 02/08/2010 in Document 2010-000985, real property records of Van Zandt County, Texas, with **Carl E. Bullock and Cherie L. Bullock, husband and wife as community property**, grantor(s) and REPUBLIC STATE MORTGAGE COMPANY, 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 RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER, PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM O'BRYANT, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Carl E. Bullock and Cherie L. Bullock, husband and wife as community property**, securing the payment of the indebtedness in the original principal amount of \$146,914.00, 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.

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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:

BEING ALL OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN THE J. WELCH SURVEY, ABSTRACT NO. 894, VAN ZANDT COUNTY, TEXAS AND BEING DESCRIBED AS A 17.37 ACRE TRACT OF LAND DESCRIBED IN DEED TO ERIC D. ROBERTS RECORDED IN VOLUME 2229, PAGE 29 OF THE DEED RECORDS VAN ZANDT COUNTY, TEXAS (DRVZCT). SAID LOT, TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE CALLED CENTER LINE OF COUNTY ROAD 2622 AT THE NORTHWEST CORNER OF THE HERBERT H. CANNEFAX ET UX 30.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 335, PAGE 538 OF THE DRVZCT AT THE SOUTHWEST CORNER OF THIS TRACT:

THENCE, N 01° 08' 20" W (REFERENCE BEARING), 534.81 FEET ALONG THE CALLED CENTER LINE OF SAID COUNTY ROAD TO A 60D NAIL FOUND AT THE SOUTHWEST CORNER OF THE JUANITA W. HOOVER 1.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 1215, PAGE 956 OF THE DRVZCT;

THENCE, ALONG THE COMMON LINE OF THE HOOVER TRACT AND THIS TRACT AS FOLLOWS: N 89° 37' 40" E, 173.90 FEET TO 5/8" IRON ROD FOUND; N 00° 29' 52" W, 248.80 FEET TO A 5/8" IRON ROD FOUND IN THE SOUTH LINE OF THE HH LIDE ESTATE 368.80 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 891, PAGE 184 OF THE DRVZCT AT THE NORTHWEST CORNER OF THIS TRACT;

THENCE, S 89° 59' 45" E, 996.51 FEET ALONG THE COMMON LINE OF THE LIDE ESTATE AND THIS TRACT TO A 3/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE NANCY JEAN TOWNER 40.00 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 696, PAGE 97 OF THE DRVZCT AT THE NORTHEAST CORNER OF THIS TRACT;

THENCE, S 02° 54' 04" E, 589.02 FEET ALONG THE COMMON LINE OF THE TOWNER TRACT AND THIS TRACT TO A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE OF THE CANNEFAX TRACT AND THIS TRACT AS FOLLOWS: S 87° 21' 40" W, 680.00 FEET TO A 5/8" IRON ROD FOUND; S 01° 08' 21" E, 141.45 FEET TO A 5/8" IRON ROD FOUND; S 87° 21' 40" W, 511.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.37 ACRES OF LAND MORE OR LESS OF WHICH 0.14 ACRES LIE WITHIN COUNTY ROAD 2622.

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

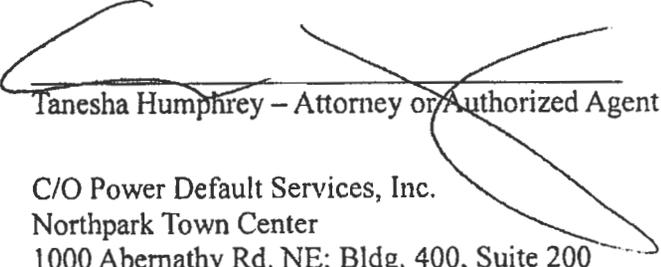
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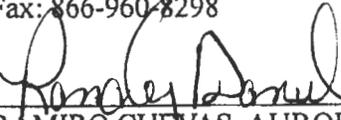
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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 22, 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


RAMIRO CUEVAS, AURORA CAMPOS, JONATHAN HARRISON, SHAWN SCHILLER,
PATRICK ZWIERS, DARLA BOETTCHER, IRENE LINDSAY, DANA KAMIN, LISA
BRUNO, RONDA TYLER, MERYL OLSEN, RANDY DANIEL, CINDY DANIEL, JIM
O'BRYANT, MICHAEL W. ZIENTZ, WES WEBB OR CARL NIENDORFF
- 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 Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.