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.

FILED FOR RECORD IN MY OFFICE
4:00 O'CLOCK P M
AUG 15 2016
BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY T Endsley DEPUTY

1. **Date, Time, and Place of Sale.**

   Date: **09/06/2016**

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

   Place: **The steps of the Courthouse, such steps being located on the East side of the Courthouse or any other area designated by the County Commissioners Court 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: 1125 West Sabine Street, Carthage, TX 75633

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 09/26/2005 and recorded 09/28/2005 in Document 104641 in (book) OR 1286 (page) 168 real property records of Panola county Texas, with Joann Dixon and Kenneth A. Dixon, wife and husband grantor(s) and Aspire Financial Inc DBA Texaslending.Com.

4. **Appointment of Substitute Trustee**: The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured**: Deed of Trust of Contract Lien executed by Joann Dixon and Kenneth A. Dixon, wife and husband securing the payment of the indebtedness in the original principal amount of **$ 90,250.00**, 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 2006-1, Asset-Backed Certificates, Series 2006-1** is the current mortgagee of the note and the deed of trust or contract lien.

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.

Amro / Rouse Power Default

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7. **Property to be sold:** The property to be sold is described as follows:

   All that certain lot or parcel of land, a part of the Adolphus Moorman Survey, Abstract No 427, Panola county, Texas, being all of Lot no 15 of block no. 110 of the city of Carthage Texas and being that same lot described in a deed from J.W. Soape and wife, Grace Soape, to Grady Nutt and Wife, Valera Nutt, dated April 28 1960 recorded in Vol 432 page 8 of the Deed records of Panola County, Texas and the said subject lot or parcel of land is more particularly described as follows:

   BEGINNING at a 1/2-inch iron rod found for a corner and point of Beginning at the Northeast corner of the subject lot in the South Right-of-Way line of West Sabine Street (State Highway No. 315), also being the Northerly Northwest corner of that certain 4.517 acre tract of land described in a deed from Brian K. Butterfield and Linda P. Butterfield to Donald Paul Harris and Melinda S. Harris, dated June 17, 1998, recorded in Vol 1036, Page 570 of the Office Public Records of Panola County, Texas:

   THENCE South 12° 49` 49" East with the Northerly West bounded line of the said 4.517 acre tract a distance of 140.42 feet to a 1/2 inch rod found for an inner ell corner of same, also being the Southeast corner of the subject lot;

   THENCE South 79° 45` 00" West with the Southerly North boundary line of the said 4.517 acre tract a distance of 130.07 feet to a 1/2-inch iron rod found for the Southwest corner of the subject lot, same being the Southeast corner of that certain lot described in a deed from Clyde W. Wilson, et ux, Debra K. Wilson, to K & M Development, dated September 20, 2002, recorded in Vol 1163, Page 221 of the said Official Public Records;

   THENCE North 12° 49` 49" West the East boundary line of the said K & M lot a distance of 130.51 feet to a 1/2-inch iron rod found for its Northeast corner in the South Right-of-Way line of West Sabine Street, same being the Northwest corner of the subject lot;

   THENCE North 75° 22` 52" East with the said Right-of-Way line a distance of 130.00 feet to the Point of Beginning, containing a total area of 17,602 square feet

8. **Mortgage Servicer Information:** The Mortgage Service 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.

Sheryl LaMont 8-15-16

Allan Johnston, Sheryl Lamont, Robert Lamont, David Sims, Sharon St. Pierre, Harriett Fletcher, Carol Hampton, Terri Worley, ~~Mark Hartman~~, Aurora Campos, Ramiro Cuevas,Kelley Burns,Tanya Graham, Evan Press, Jack Burns II,Daniel Willsie, Phillip Pierceall, Terry Waters, Logan Thomas, Chance Oliver, Max Murphy or Bret Allen, Iman Walcott, Tanesha Humphrey, Substitute Trustee

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

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

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.