

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: 01/02/2018

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH TEEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA 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: 2319 FM 1794 W, Beckville, TX 75631-5165

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 02/11/2005 and recorded 04/15/2005 in Book 1262 Page 613 Document 100406 , real property records of Panola County, Texas, with Valerie P. Ninemire and husband Walter L. Ninemire grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, Deutsche Bank National Trust Company, as Trustee for Carrington Mortgage Loan Trust, Series 2005-OPT2, Asset Backed Pass-Through Certificates Series 2005-OPT2 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 CAROL HAMPTON, TERRI WORLEY OR JEFFREY HAMPTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. **Obligation Secured:** Deed of Trust or Contract Lien executed by Valerie P. Ninemire and husband Walter L. Ninemire, securing the payment of the indebtedness in the original principal amount of \$110,000.00, 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 Carrington Mortgage Loan Trust, Series 2005-OPT2, Asset Backed Pass-Through Certificates Series 2005-OPT2 is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD
IN MY OFFICE
AT 10:50 O'CLOCK A M

DEC 07 2017

BOBBIE DAVIS
COUNTY CLERK, PANOLA COUNTY, TEXAS
BY G. Goldner 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 3.928 acre tract of land, a part of the ADAM LaGRONE Survey, Abstract No.391, Panola County, Texas, being that same tract of land described in a deed from Patricia Marie Tiller to Allen Dales and wife, Mary S. Dales, dated December 22, 2000, recorded in Vol. 1110, Page 667 of the official Public Records of Panola County, Texas and said 3.928 acre subject tract is more particularly described as follows: BEGINNING at a 1/2-inch iron rod found for the Northwest corner of the subject tract in the South Right-of-Way line of Farm-to-Market Road No.1794 near a fence corner Thence South 7°06'22" East with the West boundary line of the subject tract a distance of 567.28 feet to a 1/2 inch iron rod found for its Southwest corner at a fence corner Thence North 55°13'51" East generally with a fence along the South boundary line of the subject tract and South line of the said LaGRONE Survey a distance of 433.00 feet to a 1/2 inch iron rod found for the Southeast corner of the subject tract at a fence corner. Thence North 13°43'55" west with the east boundary line of the subject tract a distance of 372.10 feet to a 1/2-inch iron rod found for its Northeast corner near a fence corner in the South Right-of-way line of farm to market road No.1794; Thence in a Westerly direction with said Farm-to-Market Road Right-of-Way line along a curve to the right a distance of 340.66 feet (said curve has a central angle of 4°15'29", a radius of 4583.81 feet and long chord which bears South 82°19'42" West a distance of 340.59 feet) to the point of beginning containing a total area of 3.928 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

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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: 12/01/2017

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

CAROL HAMPTON, TERRI WORLEY OR JEFFREY HAMPTON - 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.

I am Terri Worley 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 12-7-17 I filed this Notice of Foreclosure Sale at the office of the Panola County Clerk and caused it to be posted at the location directed by the Panola County Commissioners Court.