

00001242

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: 05/02/2017

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: The front door of the Courthouse, 200 West State Street 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: 917 Grant Rd, Mexia, TX 76667

- 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 11/10/2005 and recorded 11/17/2005 in Document 00055535, Book RP Vol 1190 Page 698, real property records of Limestone County, Texas, with **Kimberly Ann Medlock, A Single Person** grantor(s) and Option One Mortgage Corporation, a California Corporation.
- 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 or Contract Lien executed by **Kimberly Ann Medlock, A Single Person** securing the payment of the indebtedness in the original principal amount of \$ 69,350.00, 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 HSI Asset Securitization Corporation Trust 2006-OPT3, Mortgage-Pass-Through Certificates, Series 2006-OPT3** 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.
- 7. Property to be sold:** The property to be sold is described as follows:

BEING LOT 14, BLOCK C, SOUTHVIEW ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, ACCORDING TO THE MAP OF SAID SOUTHVIEW ADDITION OF RECORD IN VOL. 1, PAGE 193, PLAT RECORDS OF LIMESTONE COUNTY, TEXAS.

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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

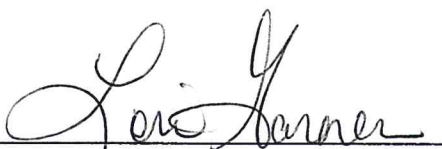
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: March 16, 2017



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton, – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Allan Johnston, Sharon St. Pierre, Robert Lamont, Lori Garner, Sheryl Lamont, David Sims, Harriett Fletcher, Aurora Campos, Ramiro Cuevas, Matthew Wolfson, Patrick Zwiers, Kristopher Holub, Aarti Patel, Phillip Pierceall, Terry Waters, Logan Thomas, Bruce Miller, Chance Oliver, Max Murphy or Bret Allen– Substitute Trustee(s)

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

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.

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AFFIDAVIT REGARDING POSTED NOTICE OF SALE

THE STATE OF TEXAS

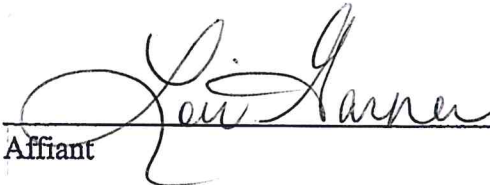
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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF Limestone

My name is Leni Garner ("Affiant"). I am at least 18 years old and I am competent to make this affidavit. I am one of the Substitute Trustees identified in the attached Notice of Sale. As Substitute Trustee, I posted the property located at 917 Grant Rd, Mexia, TX 76667 in accordance with Texas Property Code 51.002 on 3-23-17 [Date of Posting] in Limestone county for the 05/02/2017 foreclosure sale at Limestone [Posting Location]. The file stamped Notice of Sale is attached to this affidavit and identified as Exhibit 1.

Further, Affiant saith not.



Affiant

THE STATE OF TEXAS §

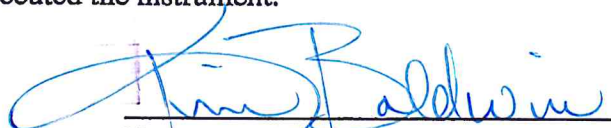
COUNTY OF Limestone §

On 3-23-17, 2017, before me, Kim Baldwin, a Notary Public in and for said County and State, personally appeared Leni Garner, who are (Circle One) personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Filed for Record in:
Limestone County

On: Mar 23, 2017 at 11:34A

By: Renee Jefferson



Notary Public in and for the State of Texas
Notary Public, State of Texas
Printed Name: Kim Baldwin
Commission Expiration: 9-6-18



STATE OF TEXAS COUNTY OF LIMESTONE
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Mar 23, 2017

Peggy Beck, County Clerk
Limestone County