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SOMERVELL COUNTY, TEXAS

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BY Miller Ruffen
AB Deputy

NOTICE OF FORECLOSURE SALE

DEPUTY
AB

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. Property to Be Sold.** The property to be sold is described as follows: EXHIBIT "A"
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 03/31/2003 and recorded in Book 0109 Page 124 Document 034262 real property records of Somervell County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 05/03/2016
Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.
Place: Somervell County Courthouse, Texas, at the following location: THE EAST DOOR OF THE COURTHOUSE IN GLEN ROSE, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. 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.
- 5. Obligations Secured.** The Deed of Trust executed by MICHAEL R. DOUGLAS AND MINA D. DOUGLAS, provides that it secures the payment of the indebtedness in the original principal amount of \$324,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Wells Fargo Bank, National Association as Trustee for ABFC Asset-Backed Certificates, Series 2003-OPT1 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Wells Fargo Bank, National Association as Trustee for ABFC Asset-Backed Certificates, Series 2003-OPT1 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Order to Foreclose.** Wells Fargo Bank, National Association as Trustee for ABFC Asset-Backed Certificates, Series 2003-OPT1 obtained a Order from the US District Court, Western District on 03/10/2016 under Cause No. 6:15-cv-266. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.
- 7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY OR DENISE BOERNER, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law *
Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254

DONNA STOCKMAN, BRENDA WIGGS, GUY WIGGS, DAVID STOCKMAN, TIM LEWIS, LORI MCCARTY OR DENISE BOERNER
c/o AVT Title Services, LLC
13770 Noel Road #801529
Dallas, TX 75380-1529

Exhibit "A"

Field Notes For;

An 11.22 acre tract of land in the Jose A. Hernandez Survey, Abstract No. 41, Somervell County, Texas, as surveyed on the ground in December of 2002 by W. L. Vaughn, Registered Professional Land Surveyor No. 1807, being the same tract described in a deed from Kenneth R. Miller, et ux, to Michael R. Douglas, et ux, dated February 13, 2001, recorded in Volume 84, Page 458 of the Somervell County Real Property Records and, being more particularly described, referenced to Texas State Coordinate System, North Central Zone, 1993 Datum, as follows:

Beginning at a point in the southerly line of County Road 413, at the northwesterly corner of said Douglas tract, being in a curve with center bearing South 46deg. 02min. 31sec. East, 1169.70 feet and, from which, a found 5/8" iron, for reference, bears South 27deg. 54min. 40sec. East, 1.97 feet;

Thence northeasterly, along said southerly line and curve, through a central angle of 18deg. 28min. 36sec, for an arc distance of 377.20 feet (Chord bears North 53deg. 11min. 46sec. East, 375.57 feet) to an "A/C", 5/8" Iron with an Aluminum Cap marked "Vaughn Surveyor...1807", set at the northeasterly corner of said Douglas tract, being the northwesterly corner of a tract described in a deed to David Crisp, et ux, recorded in Volume 43, Page 40, Somervell County Real Property Records;

Thence South 27deg. 15min. 14sec. East, along the common line of said Douglas and Crisp tracts, in the general line of a fence, for a distance of 1354.74 feet to a found 2" pipe fence corner post at the common southerly corner of said tracts, in the northwesterly line of a tract described in a deed to Earl V. Cromeans, recorded in Volume 52, Page 512, Somervell County Deed Records;

Thence South 58deg. 37min. 04sec. West, along the common line of said Douglas and Cromeans tracts, in the general line of a fence, for a distance of 141.10 feet to a found 2" pipe with a brass cap marked "314" at a bend in said line;

Thence South 58deg. 47min. 20sec. West, along said common line, in the general line of a fence, for a distance of 215.04 feet to a found 5/8" Iron at the southwesterly corner of said Douglas tract;

Thence North 27deg. 54min. 40sec. West, along the westerly line of said Douglas tract, in the general line of a fence, for a distance of 1317.51 feet to the Place of Beginning and, containing 11.22 acres of land.

W. L. Vaughn
W. L. "Will" Vaughn
Registered Professional
Land Surveyor No. 1807