

**POSTED**

DATE 4-11-16  
A.M. 12:08 P.M.

### Notice of [Substitute] Trustee Sale

*Michelle Ruffin*

BY AB Deputy

**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  
MICHELLE RUFFIN, CLERK  
SOMERVELL COUNTY/DISTRICT CLERK  
SOMERVELL COUNTY, TEXAS  
APR 11 PM 12:03  
DEPUTY  
AB

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

**Date:** 05/03/2016

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

**Place:** Somervell County Courthouse, 107 N.E. Vernon, Glen Rose, TX 76043 - THE EAST DOOR OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 2259B County Road 313, Glen Rose, TX 76043

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 10/31/2007 and recorded 11/13/2007 in Document 20073187 real property records of Somervell county Texas, with William Clark, single man grantor(s) and AAA Worldwide Financial Company D/B/A/ Worldwide Mortgage Company, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary .

**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 William Clark, single man securing the payment of the indebtedness in the original principal amount of **\$ 80,008.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **The Bank of New York Mellon Trust Company, N.A., as FHA Qualified Trustee for ResCap Liquidating Trust** 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.

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

**BEING** all of that certain 1.00 acre lot, tract or parcel of land located in the Susannah Mekilby Survey, Abstract No. 68, Somervell County, Texas, and being 1.00 acres out of Lot 12 of GLEN ROSE HILLS ADDITION as recorded in Volume 76, Page 610, of the Plat Records of Somervell County, Texas. Said 1.00 acre tract or parcel of land being more particularly described by metes and bounds as follows:

**BEGINNENG** at a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854" said point being the Northeast corner of said Lot 12, the Northwest corner of Lot 11, said Glen Rose Hills Addition for the point of beginning of the hereind described 1.00 acre tract;

**THENCE** South 59 degrees 55 minutes 07 seconds East, with the herein described 1.00 acre tract, the said East line of said Lot 12, and the West line of said Lot 11, a distance of 230.01 feet to a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854" for the Southeast corner of the herein described 1.00 acre tract;

**THENCE** South 30 degrees 05 minutes 06 seconds West, with the South line of the herein described 1.00 a cre tract, a distance of 189.38 feet to a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854" for the Southwest corner of the herein described 1.00 acre tract;

**THENCE** North 59 degrees 55 minutes 07 seconds West, with the West line of the herein described 1.00 acre tract, a distance of 230.01 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854" for the Northwest corner of the herein described 1.00 acre tract in the North line of the said Lot 12; **THENCE** North 30 degrees 05 minutes 06 seconds East, with the North line of the herein described 1.00 acre tract, the North line of said Lot 12, a distance of 189.38 feet to the said point of beginning and containing 1.00 acres of land more or less, of which 0.085 acres lies within a 20` wide utility and road easement.

**SAVE AND EXCEPT: 20` WIDE ROAD AND UTILITY EASEMENT**

**BEING** all of that certain 0.242 acre twenty foot, 20` wide road and utility easement or parcel of land located in the Susannah Mekilvy Survey, Abstract No. 68, Somervell County, Texas, and being 0.242 acres out of Lot 12 of Glen Rose Hills Addition as recorded in Volume 76, Page 610, Plat Records of Somervell County, Texas. Said 0.242 acre tract or parcel of land being more particularly described by metes and bounds as follows:

**COMMENCING** at a found 1/2 inch iron pin, said point being the Southeast corner of said Lot 12, the Southwest corner of Lot 11, in said Glen Rose Hills Addition in the North line of Somervell County Road No. 313; **THENCE** South 29 degrees 59 minutes 10 seconds West (Per Call and Basis of Bearing), with the South line of said Lot 12 and the North line of said County Road, a distance of 5.00 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped. "YARGER 5854" for the Southeast corner and the said Point of Beginning of the herein described 0.242 easement tract; **THENCE** continuing South 29 degrees 59 minutes 10 seconds West, with the South line of said Lot 12 and the North line of said County Road and the South line of the herein described 0.242 acre easement, a distance of 20.00 feet, to a set 1/2 inch Iron rod with a yellow plastic cap stamped, "YARGER 5854", for the Southwest corner of the herein described 0.242 acre easement tract; **THENCE** North 59 degrees 55 minutes 07 seconds West, with the West line of the herein described 0.242 acre easement tract, a distance of 341.13 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped. "YARGER 5854" for corner of the herein described 0.242 acre easement tract;

**THENCE South 30 degrees 05 minutes 06 seconds West, with the South line of the herein described 0.242 acre easement tract, a distance of 164.38 feet, to a set 1/2 inch iron rod with yellow plastic cap stamped, "YARGER 5854" for corner of the herein described 0.242 acre easement tract; THENCE North 59 degrees 55 minutes 07 seconds West, with a West line of the herein described 0.242 acre easement tract, a distance of 20.00 feet, to set 1/2 Inch Iron rod with a yellow plastic cap stamped "YARGER 5854" for corner of the herein described 0.242 acre easement tract THENCE North 30 degrees 05 minutes 06 seconds East, with a North line of the herein described 0.242 acre easement tract, a distance of 184.38 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped, "YARGER 5854" for corner of the herein described 0.242 acre easement tract; THENCE South 59 degrees 55 minutes 07 seconds East, with the East line of the herein described 0.242 acre easement tract, a distance of 361.10 feet, to the said POINT OF BEGINNING and containing 0.242 acres of land, more or less in said 20` road and utility easement.**

**NOTE: The Company Is prohibited from Insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.**

**15` X 15` WATER WELL EASEMENT BEING all of that certain 0.005 acre lot, tract or parcel of land located in the Susanna Mekilvy Survey Abstract No. 68, Somervell County, Texas and being 0.005 acres out of Lot 12 of Glen Rose Hills Addition as recorded In Volume 76, Page 610, Plat Records of Somervell County, Texas. Said 1.00 acre tract or parcel of land being more particularly described by metes and bounds as follows:**

**COMMENCING at a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854", said point being the Northeast corner of said Lot 12. the Northwest corner of Lot 11, said Glen Rose Hills Addition; THENCE South 59 degrees 55 minutes 07 seconds East, with the said the East Line of said Lot 12, and the West line of said Lot 11, a distance of 230.01 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped, "YARGER 5854" THENCE South 30 degrees 05 minutes 06 seconds West, a distance of 127.67 feet, to a set 1/2 inch Iron rod with a yellow plastic cap stamped, "YARGER 5854", for the Northeast corner of the herein described 0.005 acre Water Well Easement tract and the said point of beginning of the herein described tract; THENCE South 59 degrees 55 minutes 07 seconds East, a distance of 15.00 feet, to a set 1/2 Inch Iron rod with a yellow plastic cap stamped. "YARGER 5854", for the Southeast corner of the herein described 0.005 acre Water Well Easement tract; THENCE South 30 degrees 05 minutes 07 seconds West, a distance of 15.00 feet, to a set 1/2 inch iron rod with a yellow plastic cap stamped "YARGER 5854", for the Southwest corner of the herein described 0.005 Water Well Easement tract; THENCE North 59 degrees 55 minutes 07 seconds West, a distance of 15.00 feet, to a set 1/2 Inch Iron rod with a yellow plastic cap stamped. "YARGER 5854", for the Northwest corner of the herein described 0.005 acre Water Well Easement tract; THENCE North 30 degrees 05 minutes 07 seconds East, a distance of 15.00 feet, to the said POINT OF BEGINNING and containing 0.005 acres of land, more or less.**

**Mobile Home info.**

**Model: CORONADO**

**Year: 2007**

**Serial # TXFL712A00038CO11**

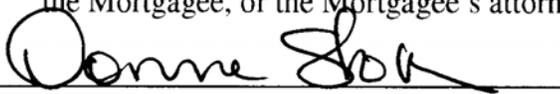
**HUD label Number: PFS1025504**

**Length and Width: 16.0 X 76.0**

- 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: 561-682-8000**

- 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 Mortgagee, the Mortgagee, or the Mortgagee's attorney.



Donna Stockman, Angela Lewis, Brenda Wiggs or Denise Boerner or Chance Oliver, Bret Allen or David Stockman, Guy Wiggs and Lori McCarty or David Stockman, Tim Lewis, Juanita Cox, Jimmy Carroll Brewer, Stephen Rawlings, Diasha Perkins, Aurora Campos, Ramiro Cuevas, Markos Pineda, Kelley Burns, Aarti Patel, 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.**