

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Date: August 9, 2018

Deed of Trust:

Date: January 28, 2009

Grantor: Sylvia Garcia

Original Trustee: James F. Bowen

Lender: Steve Howell

Recording Information: Instrument No. 200900029992 of the Official Public Records of Dallas County, Texas

Property: Lot 16, Block B, Robinwood Estates, Second Installment, an Addition to the City of Seagoville, Dallas County, Texas, according to the map or plat thereof recorded in Volume 24, Page 51, Map Records, Dallas County, Texas.. The real property has a street address of 2906 E. Stark Road, Seagoville, Texas 75159.

Note:

Date: January 28, 2009

Amount: \$77,000.00

Maker/Debtor/Borrower: Sylvia Garcia

Borrower's Mailing Address: 2906 E. Stark Road, Seagoville, Texas 75159 (Dallas County)

Payee/Lender/and Current Holder: Steve Howell

Mailing Address: P. O. Box 397, Crandall, Texas 75114 (Kaufman County)

Final maturity date: As provided in the note.

Terms of payment (optional): See Note.

Substitute Trustee: David S. Mallard

Substitute Trustee's Mailing Address (including county):

P. O. Box 156

Terrell, Texas 75160

Kaufman County Telephone: 972-563-3308

BY _____
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

2018 AUG -9 PM 3:19

FILED

Date of Sale of Property (first Tuesday of month): September 4, 2018.

Earliest Time of Sale of Property (between 10:00 a.m. and 4:00 p.m.): The sale shall begin no earlier than 10:00 A.M. and no later than three hours thereafter. The sale will be completed no later than 4:00 P.M.

Place of Sale: On the north side of the George Allen Courts Building facing 600 Commerce Street, below the overhang or as designated by the County Commissioners. This location is in Dallas, Dallas County, Texas.

TERMS OF SALE: The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting a note holder thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will be required to pay the purchase price by cash, certified funds, cashier's check or money order immediately upon acceptance of the bid.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any, and to consult counsel of their choice prior to participating in the sale of the property. The sale is further subject to any legal impediments to the sale of the property and shall not cover any portion of the property which has been released from the lien of the Deed of Trust. Purchasers will buy the property "at purchaser's own risk" and "at purchaser's peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and/or Grantor's assigns have in the property, subject to any liens or interests of any kind that survive the sale.

Because of default in performance of the obligations of the deed of trust, Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the deed of trust. The sale will begin at the earliest time stated above or within three hours after that time.

The sale of the property is SUBJECT TO the following:

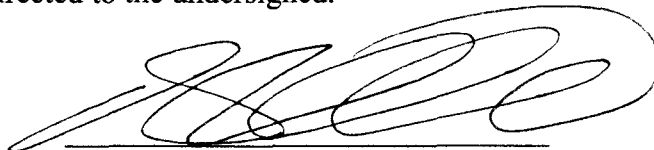
1. All liens, exceptions to title, easements, restrictions and encumbrances affecting the property or title thereto which are equal or prior to the lien and security interest therein created by the deed of trust.
2. Any right of the United States Internal Revenue Service to redeem the property in accordance with Section 7425(d) of the Internal Revenue Code.

THE PROPERTY IS TO BE SOLD "AS-IS" AND "WHERE-IS". TRUSTEE MAKES NO

REPRESENTATION OR WARRANTY OF ANY KIND WHETHER EXPRESS, IMPLIED, STATUTORY, QUASI-STATUTORY OR OTHERWISE. ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED. TRUSTEE MAKES NO REPRESENTATION OR WARRANTIES WITH RESPECT TO THE COMPLIANCE WITH THE LAWS, RULES, AGREEMENTS, SPECIFICATIONS, CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OF ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY ALL OF WHICH ARE EXPRESSLY WAIVED BY PURCHASER.

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.

Questions concerning the sale may be directed to the undersigned.

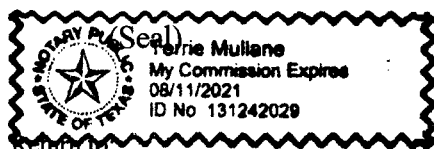


David S. Mallard
Substitute Trustee

THE STATE OF TEXAS *

COUNTY OF KAUFMAN *

This instrument was acknowledged before me on August 9, 2018, by David S. Mallard, Substitute Trustee.



Notary Public, State of Texas

Return to:

David S. Mallard
P. O. Box 156
Terrell, Tx 75160

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: 09/04/2018

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

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
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: 1626 Makayla Lane, Seagoville, TX 75159

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 08/18/2005 and recorded 08/25/2005 in Book 2005166 Page 10495 Document 3486672, real property records of Dallas County, Texas, with **Victor Brewer & Yolanda Brewer, Husband and Wife** grantor(s) and WMC MORTGAGE CORPORATION as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 **CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman** or **David Stockman**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Victor Brewer & Yolanda Brewer, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of \$99,120.00, 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 GSAMP TRUST 2005-WMC2** is the current mortgagee of the note and deed of trust or contract lien.

BY _____
DEPUTY

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

2018 JUL 31 PM 3:14

FILED

TS No.: 2018-01366-TX
18-001522-673

Notice of [Substitute] Trustee Sale

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:

LOT 20, BLOCK F, LAKESIDE ESTATES, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003231, PAGE 216, MAP RECORDS, DALLAS COUNTY, TEXAS.

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:

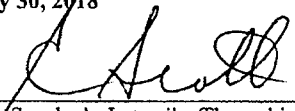
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

Notice of [Substitute] Trustee Sale

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.

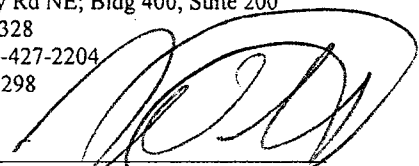
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: July 30, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Aman 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



CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, TRACEY MIDKIFF, KRISTEN WALL, Donna Stockman or David Stockman - 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 _____ Certificate of Posting
whose address is c/o AVT Title Services, L.L.C., 1101 Ridge Rd., Suite 222, Rockwall, TX
75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas
County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.