

Notice of [Substitute] Trustee Sale

Alert 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 Reserve National Guard or the National Guard, or you are a member of a reserve component of the armed forces of the United States, please send to your next of kin the next duty military service in the sender of this notice immediately.

1. Date, Time and Place of Sale:

Date: 06/02/2020

Time: The sale will begin at 10:00 AM 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: 9614 WATERVIEW PKWY, ROWLETT, TX 75089

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, "AS 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 10/02/2000 and recorded 10/06/2000 in Book 2000195 Page 04280 Document 1158597, real property records of Dallas County, Texas, with LEWIS A. HARVEY AND WIFE, BERNADETTE L. HARVEY, SIGNING PRO FORMA TO PERFECT LIEN ONLY, Trustor(s) and RELIANCE MORTGAGE COMPANY, A TEXAS 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 BRENT GRAVES, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILIP HERCEBALL, GARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, JOHN BEAZLEY, WENDY LAMBERT, TIM LEWIS, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER, MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN, Substitute Trustees to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by LEWIS A. HARVEY AND WIFE, BERNADETTE L. HARVEY, SIGNING PRO FORMA TO PERFECT LIEN ONLY, securing the payment of the indebtedness in the original principal amount of \$223,700.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. as Trustee for Option One Mortgage Loan Trust 2000-D, Asset-Backed Certificates, Series 2000-D is the current mortgagee of the note and deed of trust or contract lien.

2020 APR -9 AM 9:49

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6. Default: A default has occurred in the payment of indebtedness, and the same is now, thereby, 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 22, BLOCK 7 OF LIBERTY GROVE ROAD & WATERVIEW PARKWAY, PHASE ONE,
AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO
THE PLAT THEREOF RECORDED IN VOLUME 9806, PAGE 16, DEED RECORDS, DALLAS

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 § 51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the property referenced above. PHE Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHE Mortgage Corporation
1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506


TS No. 0020007071X
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Completion of this sale, if the sale is successful for any reason, the Purchaser of the sale shall be entitled only to a portion 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 SUBSTITUTED TRUSTEES IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURED INSTRUMENT REFERENCED IN THIS NOTICE OF SALE. THE TRUSTEES SIGNING THIS NOTICE ARE THE ATTORNEYS OR AUTHORIZED AGENTS OF THE MORTGAGEE OR MORTGAGE SERVICE.

Date: April 12, 2020



Stephanie Spill, Cl. Leland, Theron King, Candice Scott, Iman Walcott, Tamesha Humphrey, Claire Burton - Attorneys or Authorized Agents of The Mortgage or Mortgage Service.

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy ROAD, Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-660-8298


BRYAN GRAVES, LARRY W. FISHER, DOUG THOMAS, RICK MONTGOMERY, PHILLIP BIRCHALL, GARY JOHNSON, IV, BEAMAN SENILE, JR, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDS, JOHN BEASLEY, WENDY LAMBERT, TIM LYNCH, MICHAEL E. SCHWARTZ, GUY WIGON, RUSSELL STOCKMAN, CARL NIENDORF, L. ERIC M. MCKEE, MICHAEL W. GIBBY, MICHAEL D. VESSELL, WES NIBBE, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN - Substituted Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056, hereby posted this notice of sale on the premises of the Dallas County Clerk and caused it to be posted on the premises of the Dallas County Clerk's Office.