

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: 08/07/2018

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

Place: SOUTH SIDE OF THE COURTHOUSE-1923 SAM HOUSTON-AS THE FRONT STEPS OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S 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: 667 COUNTY ROAD 2293, CLEVELAND, TX 77327

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 06/30/2008 and recorded 09/02/2008 in Document 2008017296, real property records of Liberty County, Texas, with **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only**, grantor(s) and AAA WORLDWIDE FINANCIAL CO. D/B/A WORLDWIDE MORTGAGE CO., 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 TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY BEGGS, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert F. West and Mandy J. Sumpler, his wife signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$148,786.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Ocwen Loan Servicing, LLC** is the current mortgagee of the note and deed of trust or contract lien.

4659385

FILED
at 1:40 o'clock P M

MAY 30 2018

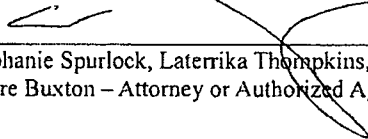
FILED
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY: [Signature]

Notice of [Substitute] Trustee Sale

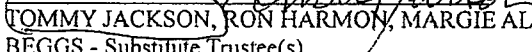
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: May 22, 2018

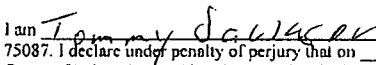

Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

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


TOMMY JACKSON, RON HARMON, MARGIE ALLEN, KYLE BARCLAY OR TIFFANY
BEGGS - 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.**

Certificate of Posting
I am  whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on 5-22-18 I filed this Notice of Foreclosure Sale at the office of the Liberty County Clerk and caused it to be posted at the location directed by the Liberty County Commissioners Court.

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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:

EXHIBIT A

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

Exhibit "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.00 ACRES SITUATED IN THE SAMUEL ALLOWAY SURVEY ABSTRACT No. 129, AND BEING OUT OF A CALLED 23.463 ACRE TRACT AS DESCRIBED IN VOLUME 1809, PAGE 653 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS; SAID 4.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

COMMENCING at a 1/2 inch iron rod found in the south line of the Levi Stephens Survey, Abstract No. 349 and being in the north line of said Samuel Alloway Survey, also being in the south line of a called 665.13 acre tract as described under Liberty County Clerk's File 2003013927 and being the northwest corner of a called 39.5103 acre tract as described in Volume 1308, Page 407 Official Public Records Liberty County, Texas, same being the northeast corner of said 23.463 acre tract, same being the northeast corner of a 15.30 acre tract, called Tract One, surveyed this day, from which a 2 inch iron pipe found for the northeast corner of said 39.5103 acre tract and being the northeast corner of said Samuel Alloway Survey bears North 88 degrees 30 minutes 08 seconds East, a distance 391.92 feet.

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 1230.77 feet with the west line of said 39.5103 acre tract to a 5/8 inch iron rod set for the southeast corner of said 15.30 acre tract, same being the northeast corner and PLACE OF BEGINNING of this herein described tract.

THENCE SOUTH 02 DEGREES 45 MINUTES 43 SECONDS EAST, (called North 00 degrees 10 minutes West) a distance of 643.12 feet continuing with the west line of said 39.5103 acre tract to a 3/4 inch iron rod found in the north margin of County Road No. 2293, formerly called Upper Macedonia, for the southwest corner said 39.5103 acre tract, and being the southeast corner of said 23.463 acre tract, same being the southeast corner of this tract.

THENCE SOUTH 86 DEGREES 57 MINUTES 19 SECONDS WEST, (called East) a distance of 270.93 feet with the north margin of said County Road No. 2293 to a 5/8 inch iron rod set for the southeast corner of another 4.00 acre tract, called Tract Three, surveyed this day, same being the southwest corner of the tract;

THENCE NORTH 02 DEGREES 45 MINUTES 43 SECONDS WEST, a distance of 643.12 feet with the east line of said 4.00 acre tract, called Tract Three, to a 5/8 inch iron rod set in the south line of said 15.30 acre tract for the northeast corner of said 4.00 acre tract, called Tract Two, same being the northwest corner of this tract.

THENCE NORTH 86 DEGREES 57 MINUTES 19 SECONDS EAST, a distance of 270.93 feet with the south line of said 15.30 acre tract to the PLACE OF BEGINNING and containing 4.00 acres.

The Company is prohibited from insuring the area or quantity of land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereto.

OFFICIAL RECORDS
LIBERTY COUNTY
DEEDS SELLERS
COUNTY CLERK
RECORDING FEE: 150.00
200817296
09/22/2008 02:47 PM 13 PAGES
FLORENCE, DC Receipt 0915733

NOTORIAL PUBLIC
COUNTY OF LIBERTY
I, [Signature], Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as the same was scanned together by me, and the same is recorded in the county with this OFFICIAL PUBLIC RECORDS of Liberty County, Texas, in accordance with the law.

SEP - 2 2008

[Signature]
COUNTY CLERK
LIBERTY COUNTY, TEXAS

FILED
at 1:57 o'clock P.M.

Notice of Substitute Trustee Sale

MAY 29 2018

T.S. #: 18-1114

PAULETTE WILLIAMS
COUNTY CLERK LIBERTY COUNTY TEXAS
BY *Clayton Adams* 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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **8/7/2018**

Time: The sale will begin no earlier than **10:00 AM** or no later than three hours thereafter.
The sale will be completed by no later than **1:00 PM**

Place: **Liberty County Courthouse in LIBERTY, Texas, at the following location: THE FRONT STEPS OF THE COURTHOUSE, ON THE SOUTH SIDE, WITH AN ADDRESS OF 1923 SAM HOUSTON OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

LOT 92 OF SHADY OAKS SUBDIVISION, AN ADDITION IN THE REASON GREEN LEAGUE, A-43 AND THE W P ARMSTRONG SURVEY, A-820, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 167 THROUGH 172 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 1/23/2009, and is recorded in the office of the County Clerk of Liberty County, Texas, under County Clerk's File No 2009001029 recorded on 1/27/2009 of the Real Property Records of Liberty County, Texas.

22 COUNTY ROAD 6401
DAYTON, Texas 77535

Trustor(s):	BRUCE HALES	Original Beneficiary:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXAS LENDING.COM, ITS SUCCESSORS AND ASSIGNS
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Current Beneficiary:	Planet Home Lending, LLC	Loan Servicer:	Planet Home Lending, LLC
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Current Substituted Trustees:	Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennon, Cindy Dennon, Gilbert Arsiaga, Crystal
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**Arsiaga, Tiffany Beggs, Carolyn Ciccio, Rick Snoke, Briana Young, Jennifer Bergh,
Patricia Sanchez, Heather Smith**

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 property securing the above referenced loan.

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 the beneficiary 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. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by BRUCE HALES AND SPOUSE, ROBIN HALES. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$246,489.00, executed by BRUCE HALES AND SPOUSE, ROBIN HALES, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR ASPIRE FINANCIAL, INC. DBA TEXAS LENDING.COM, ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of BRUCE HALES AND SPOUSE, ROBIN HALES to BRUCE HALES. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

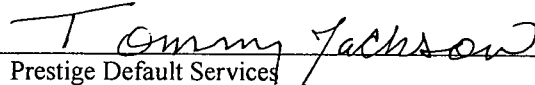
The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301**

Dated: _____

Amy Bowman, Reid Ruple, Kathleen Adkins, Evan Press, Kristie Alvarez, Julian Perrine, Kim Hinshaw, Tommy Jackson, Ron Harmon, Margie Allen, Kyle Barclay, Kinney Lester, Wes Wheat, Dana Dennan, Cindy Dennan, Gilbert Arsiaga, Crystal Arsiaga, Tiffany Beggs, Carolyn Ciccio, Rick Snoke, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith



Prestige Default Services
600 E John Carpenter Fwy., Suite 200
Irving, Texas 75062
Phone: (949) 427-2010

AFTER RECORDING, PLEASE RETURN TO:

Prestige Default Services
600 E John Carpenter Fwy., Suite 200
Irving, Texas 75062
Attn: Trustee Department