

### 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:** 10/02/2018

**Time:** The sale will begin at 11:00 AM or not later than three hours after that time

**Place:** FRONT OF THE EAST DOOR OF THE COURTHOUSE BUILDING LOCATED AT 115 NORTH BRIDGE STREET 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:** 1951 Fordtran Store Road, Yoakum, TX 77995

**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 03/28/2006 and recorded 03/31/2006 in Document 200604261, real property records of Victoria County, Texas, with **Charles Alfred and Terrie Alfred, husband and wife**, grantor(s) and ALETHERS, LLC 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 JO WOOLSEY, W.D. LAREW, LESLYE EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCAR CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Charles Alfred and Terrie Alfred, husband and wife**, securing the payment of the indebtedness in the original principal amount of \$145,713.00, 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.

FILED

2018 JUL 12 P 3:19

*DG*  
*Deirdre Ashley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

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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:

BEING 19.75 ACRES SITUATED IN AND A PART OF THE INDIANOLA RAILROAD COMPANY SURVEY, SECTION NO. 7, ABSTRACT NO. 204, VICTORIA COUNTY, TEXAS. SAID 19.75 ACRES IS ALL THAT CERTAIN 18.73 ACRE TRACT DESCRIBED IN A DEED FROM RANDY P. KAMENICKY AND WIFE, ARDIS KAMENICKY TO CHRISTOPHER G. TISUE AND WIFE, TIFFANY D. TISUE RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND A 1.00 ACRE TRACT RECORDED IN VOLUME 0197, PAGE 234 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS. THIS 19.75 ACRES IS MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A ¾ INCH IRON PIPE FOUND IN FORDTRAN STORE ROAD FOR THE NORTH CORNER OF THIS 19.75 ACRES, ALSO BEING THE NORTH CORNER OF SAID 18.73 ACRE TRACT; THENCE, S 43° 27' 26" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 1100, PAGE 649 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 610.10 FEET (DEED CALL = 609.92 FEET) TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES; THENCE, S 43° 51' 56" E WITH THE COMMON LINE OF THIS TRACT AND A 9.91 ACRE TRACT RECORDED IN VOLUME 904, PAGE 430 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 615.28 FEET (DEED CALL = 615.12 FEET) TO AN ANGLE IRON FOUND FOR THE EAST CORNER OF THIS 19.75 ACRES; THENCE, S 46° 14' 10" W (DEED CALL = S 46° 13' 40", 696.26 FEET) WITH THE COMMON LINE OF THIS TRACT AND A 184.66 ACRE TRACT RECORDED IN VOLUME 260, PAGE 361 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS, A DISTANCE OF 696.08 FEET TO A STEEL "T" POST FOR THE SOUTH CORNER OF THIS 19.75 ACRES; THENCE, N 44° 20' 48" W WITH THE COMMON LINE OF THIS TRACT, A 12.91 ACRE TRACT (TRACT TWO, VOLUME 904, PAGE 437, DEED RECORDS) AND ANOTHER 12.91 ACRE TRACT (TRACT ONE, VOLUME 904, PAGE 432, DEED RECORDS) A DISTANCE OF 1008.07 FEET TO A 5/8 INCH IRON ROD SET FOR A CORNER OF THIS 19.75 ACRES; THENCE, N 43° 53' 35" W WITH THE COMMON LINE OF THIS TRACT AND SAID 1.00 ACRE TRACT (VOL. 0197, PAGE 234, OFFICIAL RECORDS) AT 189.34 FEET PASSING A ½ INCH IRON PIPE FOUND 1.69 FEET SOUTH WEST OF LINE, A TOTAL DISTANCE OF 217.37 FEET TO A 5/8 INCH IRON ROD SET FOR THE WEST CORNER OF THIS 19.75 ACRES, ALSO BEING THE WEST CORNER OF SAID 1.00 ACRE; THENCE, N 46° 15' 00" E WITH FORDTRAN STORE ROAD A DISTANCE OF 708.99 FEET TO THE PLACE OF BEGINNING; CONTAINING WITHIN THESE METES AND BOUNDS 19.75 ACRES, OF WHICH 0.45 OF AN ACRE IS IN FORDTRAN STORE ROAD. A SURVEY PLAT ACCOMPANIES THIS DESCRIPTION. BEARING REFERENCE LINE IN BETWEEN THE ¾ INCH IRON PIPE FOUND FOR THE NORTH CORNER AND AN ANGLE LINE FOUND FOR THE EAST CORNER OF THIS TRACT, A STRAIGHT LINE S 43° 39' 44" E, CALCULATED FROM DEED. THE FOREGOING FIELDNOTE DESCRIPTION WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION ON JUNE 07, 2000, AND BEARINGS ARE BASED ON A DEED RECORDED IN VOLUME 166, PAGE 718 OF THE OFFICIAL RECORDS OF VICTORIA 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

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**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.

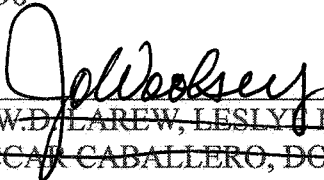
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date: July 11, 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



~~JO WOOLSEY, W.D. LAREW, LESLY EVANS, ARNOLD MENDOZA, SANDRA MENDOZA, OCCIA CABALLERO, DONNA CABALLERO, BARBARA SANDOVAL, JOHN SISK, AMY ORTIZ, RAYMOND PEREZ, STACEY BENNETT, GARRETT SANDERS, BOB FRISCH, VICKI HAMMONDS, JODI STEEN OR JAMIE STEEN- 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 \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Victoria County Clerk and caused it to be posted at the location directed by the Victoria County Commissioners Court.