

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: 08/04/2015

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

**Place: Courthouse; specifically, the outside South steps of the Courthouse
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS**

Property Address: 558 Thomas Ave, Dublin, TX 76446-1600

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 10/08/2003 and recorded 10/24/2003 in Document 38221 real property records of Erath county Texas, with Michael Hicks grantor(s) and Option One Mortgage Corporation, a California corporation .

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 Michael Hicks securing the payment of the indebtedness in the original principal amount of \$ 53,900.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. Bank National Association, as Trustee for Structured Asset Investment Loan Trust, Mortgage Pass-Through Certificates, Series 2004-2 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.

**POSTED
A.M. 2:10 P.M.**

JUL 13 2015

**GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY S.M.D. DEPUTY**

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

BEING all that certain Lot 3-C and part of Lot 3-D out of Block 64 of the City of Dublin, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the West line of Thomas avenue which is South 18 degrees 29 minutes 35 seconds West of the intersection of the West line of Thomas avenue and the South line of Valley Street, being the Northwest corner of Lot 3-C, Block 64 of the City of Dublin; THENCE North 70 degrees 43 minutes 06 seconds West, along the South line of Lot 3-C and the North line of Lot 3-C, 131.91 feet to a 1/2 inch iron rod found for corner;

THENCE South 19 degrees 07 minutes 45 seconds West, along the West line of Lots 3-B and 3-D, 191.18 feet, 1 inch iron pipe found for corner

THENCE South 70 degrees 43 minutes 06 seconds West, 121.91 feet to a 1 inch iron pipe found on the West line of Thomas Avenue;

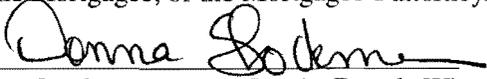
THENCE North 18 degrees 39 minutes 36 seconds West, along the East line of Lots 3-B and 3-D, 101.18 feet to the PLACE OF BEGINNING.

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**

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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.



Donna Stockman, Angela Lewis, Brenda Wiggs or Denise Boerner or Chance Oliver, Bret Allen or 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

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.