

**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: 1679 U.S. Highway No. 67, Stephenville, TX 76401**

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 09/14/2006 and recorded 09/21/2006 in Document 69070 real property records of Erath county Texas, with Chrissy Gayle Weeks, a single person grantor(s) and Resmae Mortgage Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as beneficiary .

**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 Chrissy Gayle Weeks, a single person securing the payment of the indebtedness in the original principal amount of **\$ 128,000.00**, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. HSBC Bank USA, N.A., as Trustee for the registered holders of Nomura Home Equity Loan, Inc., Asset-Backed Certificates, Series 2007-3 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. 2:17 P.M.**

**JUL 13 2015**

**GWINDA JONES, COUNTY CLERK  
ERATH COUNTY, TEXAS  
BY SMD DEPUTY**

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

All that certain 3.93 acre tract in the Mathew Roberts Survey, A - 640, in Erath County, Texas, being a part of that certain 8.91 acre tract described in deed from Dorothy Watkins to James F. Johnson, et ux, dated October 30, 1997, and recorded in Volume 942, page 402 of the deed records of Erath County, Texas and described as follows:

Beginning at a capped 3/8 iron rod marked RPLS 5233 found in the north right of way of U.S. Highway No. 67., for the southeast corner of the said 8.91 acre tract and the most southerly northwest corner of a 13.043 acre tract described in deed from Faye Watkins to Ronnie Ray & Jane Ray, dated August 8, 2000, and recorded in volume 1013, page 216, and resurveyed in volume 1032, page 694 of the deed records of Erath County, Texas, for the southeast corner of this tract:

Thence N 69° 57' 57" W, along the south line of the said 8.91 acre tract and the north right of way of U.S. Highway No. 67, 161.59` to a capped 3/8 iron rod marked RPLS 5233 found for the southwest corner of this tract:

Thence N 19° 34' 20" E, along a fence line and crossing the said 8.91 acre tract, 230.00` to a capped 3/8 iron rod marked RPLS 5233 found for a corner of this tract:

Thence N 14° 07' 43" E, crossing the said 8.91 acre tract, 460.39` to a 3/8 iron rod found at the most northerly corner of the said 8.91 acre tract, the most northerly northwest corner of the said 13.043 acre tract, and in the south line of a 17.43 acre tract described in deed from Pearl Aaron to F.W. Trammell, et ux, dated November 10, 1961., and recorded in volume 382, page 351 of the deed records of Erath County, Texas, for the northwest corner of this tract, from which a fence corner post bears S 59° 44' 50" W, 13.10`:

Thence S 30° 40' 35" E, along the west line of the said 13.043 acre tract and the northeasterly line of the

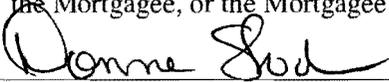
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said 8.91 acre tract, 604.95` to a W` iron rod found at a fence corner post for the northeast corner of the said 8.91 acre tract and of this tract, and an internal corner of the said 13.043 acre tract: Thence S 60° 12' 29" W, along the southeasterly line of the said 8.91 acre tract, 398.99` to the point of beginning and containing 3.93 acres of land.

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**

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 Guy Wiggs, David Stockman, Tim Lewis, Lori McCarty , 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.**