



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: 01/03/2017

Time: The sale will begin at **01:00 PM** or not later than three hours after that time

Place: The Foyer at the South entrance to the Courthouse or any other area designated by the County Commissioners Court 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: 1925 12th Street, Hempstead, TX 77445

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 06/07/2005 and recorded 06/09/2005 in Document 504238, Book 0899 Page 091, and Re-recorded 01/31/2006 in Document 600773, Book 0939 Page 430 real property records of Waller County Texas, with Walter G. Webb aka Walter Webb and Clara Webb grantor(s) and Argent Mortgage Company, LLC .

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 or Contract Lien executed by Walter G. Webb aka Walter Webb and Clara Webb securing the payment of the indebtedness in the original principal amount of \$ **78,300.00**, 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 the POOLING AND SERVICING AGREEMENT Dated as of August 1, 2005 Park Place Securities, Inc. Asset-Backed Pass-Through Certificates Series 2005-WHQ4** is the current mortgagee of the note and the deed of trust or contract lien.

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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:

THE SOUTH 16- 2/3RD (S. 16-2/3RD) FEET OF LOT SEVEN (7), ALL OF LOT EIGHT (8), AND THE ADJOINING NORTH 16- 2/3RD (N. 16-2/3RD) FEET OF LOT NINE (9), IN BLOCK FOUR HUNDRED EIGHTY-ONE (481) OF THE TOWN OF HEMPSTEAD, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 106, PAGE 311 DEED RECORDS OF WALLER COUNTY, TEXAS.

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:

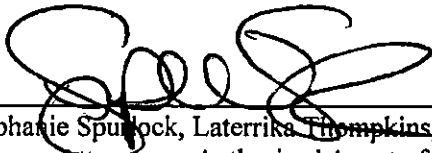
**C/O Ocwen Loan Servicing, LLC
1661 Worthington Rd., Suite 100
West Palm Beach, FL 33409
Phone: 1-800-746-2936**

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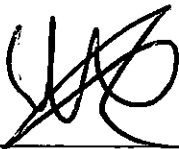
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: December 7, 2016



Stephanie Spurlock, Laterrika Thompson, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



Megan Randle - Bender, Evan Press, Amy Bowman, Reid Rupple, Matthew Wolfson , David Russell, Dann Porter, Chris Demarest, Kelley Burns, Tanya Graham, Daniel Willsie, Leb Kemp, Traci Yeaman, Wes Wheat, Dana Denen, Cindy Denen, Vince Ross, Rebecca Bolton, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

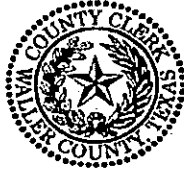
POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

FILED AND RECORDED

Instrument Number: 16-090

Filing and Recording Date: 12/13/2016 02:17:58 PM Pages: 4 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Kim Imhoff, Deputy

Returned To: