



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: 09/04/2018

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 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: 4822 Gassner Road, Brookshire, TX 77423

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 10/06/2000 and recorded 10/25/2000 in Book VOL 0668 Page 125 Document 006852, real property records of Waller County, Texas, with **Bobby H. Jorden and Rosa L. Jorden** grantor(s) and INDYMAC BANK, F.S.B. A FEDERALLY CHARTERED SAVINGS BANK as Lender, DEUTSCHE BANK NATIONAL TRUST COMPANY as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES SPMD 2000-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2000-C 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 MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER OR EBBIE MURPHY, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Bobby H. Jorden and Rosa L. Jorden**, securing the payment of the indebtedness in the original principal amount of \$106,200.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY** as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST, SERIES SPMD 2000-C, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES SPMD 2000-C is the current mortgagee of the note and 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:

FIELD NOTES FOR A 9.0129 ACRE TRACT OF LAND IN THE W. W. SCHNEIDER SURVEY, ABSTRACT 338, WALLER COUNTY, TEXAS, SAID 9.0129 ACRE TRACT BEING A PART OF A 9.7106 ACRE TRACT, BEING THE RESIDUE OF BROOKSHIRE OUTLOT 65, A PORTION OF OUTLOT 66, WEST OF THE WEST LINE OF OUTLOT 65, AND THE EAST LINE OF KELNER ROAD (50- FEET WIDE), AND THAT AREA BETWEEN THE NORTH LINE OF GASSNER ROAD AND THE SOUTH LINE OF OUTLOT 65; THE BASE BEARING FOR THE HEREIN DESCRIBED TRACT IS THE WEST LINE OF OUTLOT 65, SAID BEARING BEING SOUTH.BEGINNING at ½ inch iron rod found for the northeast corner of Outlot 65, being the southeast corner of Outlot 58, the southwest corner of Outlot 59, and the northwest corner of Outlot 64; THENCE West along the north line of the herein described tract being the south line of the adjoining Bobby K. Oats called 9.66 acre tract, recorded in Volume 629, Page 159, Official Records, Waller County, Texas, and the south line of the J.E. Reynolds called 6.678 acre tract, recorded in Volume 441, Page 828, Deed Records, Waller County, Texas, at 660 feet pass a 5/8 inch iron rod found on said line, being the common corner of Outlots 65, 58, 75, and 66, and continuing for a total distance of 675.24 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for the northwest corner of the herein described 9.0129 acre tract of land, same being the northwest corner of the aforementioned 9.7106 acre tract; THENCE South 00 degrees 05 minutes 25 seconds West along the east line of Kelner Road (50-foot wide), 313.19 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for corner, same being the northwest corner of a 0.3736 acre tract, being a part of the aforementioned 9.7106 acre tract; THENCE South 87 degrees 20 minutes 21 seconds East along the north line of the aforementioned adjoining 0.3736 acre tract, 143.44 feet to a fence corner post found at its northeast corner for a re-entry corner to the herein described tract; THENCE South 02 degrees 16 minutes 34 seconds East along the east line of said 0.3736 acre tract, 115.53 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set at the southeast corner of said 3.3736 acre tract for an angle point, same being the northeast corner of an adjoining 0.3241 acre tract, being a part of the aforementioned 9.7106 acre tract, THENCE South 02 degrees 16 minutes 34 seconds East along the east line of 0.3241 acre tract, 86.01 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set at its southeast corner for a re-entry corner to the herein described 9 0129 acre tract; THENCE South 84 degrees 09 minutes 06 seconds West along the south line of the aforementioned 0 3241 acre tract, 152.41 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the southwest corner of said 0 3241 acre tract for corner, THENCE South 00 degrees 05 minutes 25 seconds West along the east line of Kelner Road, 163.48 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the southwest most corner of the herein described 9.0127 acre tract of land, same being the southwest corner of the aforementioned 9.7106 acre tract; THENCE South 89 degrees 54 minutes 35 seconds East along the north line of Gassner Road, being the south line of the herein described tract, 536 97 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on said line for corner, said point also being the southwest corner of the Vincent E. Ellis called 1 acre tract, recorded in Volume 0567, Page 565, Deed Records, Waller County, Texas; THENCE North 00 degrees 18 minutes 08 seconds East along a fence line as located on the west line of said 1 acre tract at 27 77 feet pass a ½ inch iron rod found on the south line of the original Outlot 65, and continuing for a total distance of 349.71 feet to a ½ inch iron rod found for the northwest corner of said 1 acre tract for a re-entry corner to the herein described 9 0129 acre tract; THENCE South 89 degrees 09 minutes 32 seconds East along the north line of said 1 acre tract, 117.04 feet to a ½ inch iron rod found for its northeast corner for a re-entry corner to the herein described tract; THENCE South 00 degrees 11 minutes 22 seconds East along the east line of said 1 acre tract, at 323 67 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on the original south line of Outlot 65, and continuing for a total distance of 351.62 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set on the north line of Gassner Road for corner; THENCE South 89 degrees 54 minutes 35 seconds East along the north line of Gassner Road, 19.31 feet to a ½ inch iron pipe with cap marked "Kalkomey Surveying" set for the southeast corner of the herein described 9.0129 acre tract, same being the southwest corner of the adjoining J.E. Reynolds Limited Inc. called 1 acre

tract, recorded in Volume 0545, Page 868, Official Records, Waller County, Texas; THENCE North along the east line of the herein described tract, being the west line of the aforementioned adjoining J.E. Reynolds Limited Incorporated called 1 acre tract, 27.95 feet pass a ½ inch iron rod found on the original south line of Outlot 65, being a common corner of Lot 65, and Outlot 64, at 208.71 feet pass the northwest corner of the J.E. Reynolds Limited Incorporated called 1 acre tract, and continuing along the common line of Outlot 65 and Outlot 64, being a west line of the ? Company incorporated called 5.53 acre tract, recorded in Volume 336, Page 412, Deed Records, Waller County, Texas, and continuing for a total distance of 687.98 feet to the Place of Beginning containing 9.0129 acres of land, more or less.

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**

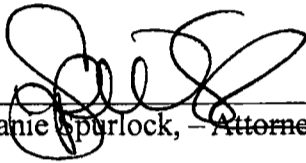
Phone: 1-800-746-2936

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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 27, 2018



Stephanie Spurlock, 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



MEGAN L. RANDLE AKA MEGAN RANDLE-BENDER OR EBBIE MURPHY - 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 Megan L. Randle 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 07/31/18 I filed this Notice of Foreclosure Sale at the office of the Waller County Clerk and caused it to be posted at the location directed by the Waller County Commissioners Court.

FILED AND RECORDED

Instrument Number: 18-058

Filing and Recording Date: 07/31/2018 10:13:59 AM Pages: 5 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

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.

Donna Sheridan, Deputy

Returned To: