

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: 04/07/2015

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

Place: Courthouse; specifically, the South entrance to the Courthouse
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 608 Sunset Drive, Stamford, TX 79553

2. Terms of Sale: Cash

3. Instrument to be Foreclosed: The Instrument to be foreclosed is the deed of trust or Contract Lien dated 12/30/2005 and recorded 12/30/2005 in Document 052058 real property records of Jones county Texas, with Michael W. Pilcher and Patricia A. Pilcher, husband and wife grantor(s) and Encore Credit Corp., a California Corp., dba ECC Credit Corporation of Texas, 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 Michael W. Pilcher and Patricia A. Pilcher, husband and wife securing the payment of the indebtedness in the original principal amount of \$54,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon f/k/a The Bank of New York as successor trustee for JPMorgan Chase Bank, N.A., as Trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2006-B is the current mortgage 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.

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

BEING 0.293 acres of land being all of Lot 6 and part of Lots 5 and 7 Block G, Dodson Hill Addition, Stamford, Jones County, Texas.

BEGINNING at a 1/2" iron pin found in the south line of Sunset Drive for the northwest corner of this tract being S 60°00'00"W 40.90' from the northwest corner of Lot 6;

THENCE N 60°00'00"E passing the northwest corner of Lot 6 at 40.90' and continuing a total of 59.21' to the beginning of a curve to the right;

THENCE with the curve having a radius of 544.11' and a length of 57.91' to a 1/2" iron pin found for the northeast corner of this tract;

THENCE S 10°41'56"E 141.12' to a 3.4" pipe found in the north line of an alley for the southeast corner of this tract;

THENCE with the north line of the alley having a curve to the left with a radius of 408.00' a length of 11.16' and a chord that bears S 60°47'01"W 11.16';

THENCE S 60°00'00"W with the alley 59.21' to a 1/2" iron pin found for the southwest corner of this tract;

THENCE N 30°00'00"W 136.11' to the place of beginning and containing 0.293 acres of land.

POSTED NOTICE

DATE 3-16-15 **TIME** 1:00pm

JONES COUNTY CLERK, JONES CO., TX

BY: Insha Bullard

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
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.



Terry Browder, Laura Browder or Marsha Monroe or Chance Oliver, Bret Allen or Stephanie Spurlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson, Camisha Scott, Keisha Lyons or Melisa Jones
Substitute Trustee
C/o Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
ATTN: Trustee Department
Telephone: 855-427-2204
Fax: (866)-960-8298

