



UG-165-2018-2802

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: SITUATED IN THE CHARLES WILLCOX 2/3 LEAGUE, ABSTRACT NO. 303, CHAMBERS COUNTY, TEXAS, AND BEING BLOCK THIRTY (30) OF THE PARTITION OF 307.598 ACRES OF LAND, DESCRIBED IN CAUSE NO. 4733 OF THE DISTRICT COURT OF CHAMBERS COUNTY, TEXAS, STYLED "JOE EZER, ET AL VS. L. D. WILLCOX, ET AL", A CERTIFIED COPY OF SAME BEING RECORDED IN VOLUME 219, PAGE 163 OF THE DEED RECORDS OF CHAMBERS COUNTY, TEXAS, AND AS SHOWN BY THE PLAT MARKED EXHIBIT "B" ATTACHED TO SAID DECREE.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/23/2002 and recorded in Book 02 575 Page 550 real property records of Chambers County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 10/02/2018
Time: 10:00 AM
Place: Chambers County Courthouse, Texas at the following location: ON THE EASTERN-MOST STEPS OF THE SECOND LEVEL (MIDDLE FLOOR) OF CHAMBERS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

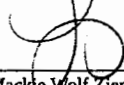
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

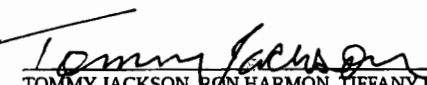
5. Obligations Secured. The Deed of Trust executed by JOHN PAUL UBERNOSKY AND PHYLLIS UBERNOSKY, provides that it secures the payment of the indebtedness in the original principal amount of \$184,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-2 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-2 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2003-2, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2003-2 obtained a Order from the Clerk, US District Court, Southern District on 08/28/2018 under Cause No. 18DCV0387. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint TOMMY JACKSON, RON HARMON, TIFFANY BEGGS OR MICHAEL W. ZIENTZ, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.


Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
✓ Lori Liane Long, Attorney at Law
Tracey Midkiff, Attorney at Law
Marissa Sibal, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254


TOMMY JACKSON, RON HARMON, TIFFANY BEGGS
OR MICHAEL W. ZIENTZ
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am Tommy Jackson 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 9-11-18 I filed this Notice of Foreclosure Sale at the office of the Chambers County Clerk and caused it to be posted at the location directed by the Chambers County Commissioners Court.



FILED FOR RECORD IN:
Chambers County
On: 9/11/2018 1:47:13 PM
Doc Number: 2018 - 2802
Number of Pages: 1
Amount: 10.00
Order#: 20180911000034
By: LB



Heather H. Hawthorne, County Clerk

Recorded: *Leslie Borne*