

NO. \_\_\_\_\_ TIME 2:45pm

When recorded please return to:  
Caliber Home Loans, Inc. –  
Document Control  
13801 WIRELESS WAY  
OKLAHOMA CITY, OK 73134

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

JAN 15 2019  
DONECE GEGORY, COUNTY CLERK  
TYLER COUNTY, TEXAS  
BY *[Signature]*

File Number: TX-18-10067-JY

**Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military 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.**

WHEREAS, on **10/19/2005**, **CHARLIE OZAN, AN UNMARRIED MAN**, executed a Deed of Trust conveying to **ELDON L. YOUNGBLOOD, ESQ** as Trustee, the Real Estate hereinafter described, to **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION, ITS SUCCESSORS AND ASSIGNS**, in the payment of a debt therein described, said Deed of Trust being recorded under Instrument 05-6160, Volume 820, Page 492, in the DEED OF TRUST OR REAL PROPERTY records of **TYLER COUNTY, Texas**; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned had been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/5/2019** beginning not earlier than **1:00 PM**, or not later than three hours thereafter, I will sell said Real Estate in **TYLER COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted at the location where this Notice of Trustee's Sale was posted. Said Real Estate is described as follows:

**BEING LOT 4 AND LOT 5, BLOCK 650, WILDWOOD RESORT CITY, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT NO. 198, TO WHICH PLAT REFERENCE IS HEREIN MADE FOR ALL PERTINENT PURPOSES.**

Property Address: **621 WEST WILDWOOD DRIVE, VILLAGE MILLS, TX 77663**  
Mortgage Servicer: **Caliber Home Loans, Inc.**  
Mortgage Servicer Address: **13801 WIRELESS WAY, OKLAHOMA CITY, OK, 73134**  
Reinstatement Line: **(800) 401-6587**  
Noteholder: **The Bank of New York Mellon, as Trustee for CIT Mortgage Loan Trust 2007-1**

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

WITNESS MY HAND this day, 1-15-19

*[Signature]*  
**Tommy Jackson, Ron Harmon, Tiffany Beggs, Evan Press, Amy Bowman, Stephanie Kohler, Substitute Trustee**



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