

## NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

SEE ATTACHED EXHIBIT "A"

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/21/2001 and recorded in Document 244381 real property records of Aransas County, Texas.

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

Date: 10/07/2014

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Aransas County Courthouse, Texas, at the following location: THE FRONT STEPS TO THE EAST LOBBY ENTRANCE OF THE ARANSAS COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the County Commissioners Court.

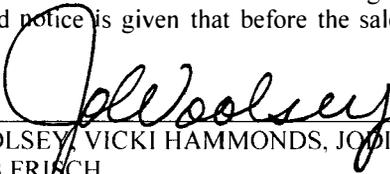
4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by PAULA BOONE, provides that it secures the payment of the indebtedness in the original principal amount of \$68,250.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2002, MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-NC1 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 U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2002, MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-NC1 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. **Default and Request to Act.** Default has occurred under the deed of trust and U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE UNDER THE POOLING AND SERVICING AGREEMENT DATED AS OF MARCH 1, 2002, MORGAN STANLEY DEAN WITTER CAPITAL I INC. TRUST 2002-NC1 obtained a Home Equity Foreclosure Order from the 36th District Court of Aransas County on 08/21/2014 under Cause No. A-14-0075-CV-A. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order and notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

  
JO WOOLSEY, VICKI HAMMONDS, JOY R. STEEN, W.D. LAREW,  
OR BOB FRISCH  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

12-002350-670  
333 LAZY ROAD  
ROCKPORT, TX 78382

**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.**

Exhibit

A

FIELD NOTES

FILE NO. 244381

County Clerk, Aransas County, Texas

JULY 23, 1996

BEING 0.775 ACRES OF LAND OUT OF A 1.550 ACRE TRACT OUT OF OUTLOT THIRTY-FIVE (35), ARANSAS PASS COLONIZATION COMPANY SUBDIVISION AS SHOWN BY PLAT OF RECORD IN VOLUME 1, PAGE 18, PLAT RECORDS OF ARANSAS COUNTY, TEXAS. WITH 0.775 ACRE TRACT BEING THAT SAME PROPERTY CONVEYED FROM FLOYDEWARD CLARK ET UX TO RICHARD PRATT BY WARRANTY DEED RECORDED UNDER CLERK'S FILE NO. 178182, REAL PROPERTY RECORDS OF ARANSAS COUNTY, TEXAS. WITH SAID 0.775 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE at an old 5/8" iron rod found at the Southwest corner of the intersection of Lazy Road and Mallard Drive for the Northeast corner of Lot 206, Lazy Acres Subdivision as recorded in Volume 3, Page 26, Plat Records of Aransas County, Texas; thence South 19°00' West along and with the West R.O.W. line of Lazy Road as described in Volume 312, Page 242, Deed Records of Aransas County, Texas. a distance of 500.0 feet to a 5/8" iron rod found for the NORTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, North 71°00' West along and with the South line of a 0.310 acre tract described under Clerk's File No. 139555 a distance of 135.0 feet to a 5/8" iron rod found for the Southwest corner of said 0.310 acre tract and being the Southeast corner of a tract described in Volume 299, Page 463, Deed Records of Aransas County, Texas, and being the Northeast corner of a tract described under Clerk's File No. 178181 for the NORTHWEST corner of this survey;

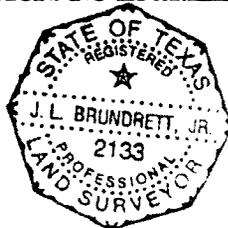
THENCE, South 19°00' West along and with the East line of said tract described under Clerk's File No. 178181, at 178.65 feet pass a 5/8" iron rod found for reference and in all a distance of 250.0 feet to a point in a fresh water lake for the SOUTHWEST corner of this survey;

THENCE, South 71°00' East a distance of 135.0 feet to a point in said fresh water lake for the SOUTHEAST corner of this survey;

THENCE, North 19°00' East at 50.52 feet pass a 5/8" iron rod found on the Southwest Terminus of Lazy Road and in all a distance of 250.0 feet to the PLACE OF BEGINNING and containing 0.775 acres of land more or less.

*J.L. Brundrett, Jr.*

JERRY L. BRUNDRETT, JR., R.P.L.S.  
REG. NO. 2133



SEE ACCOMPANYING SURVEY PLAT OF SAME DATE  
960723JA

FILED FOR RECORD  
AT 4:00 P. M.

INDEXED

DEC 28 2001

*20/4700 pd.*

*Peggy L. Friebele*  
PEGGY L. FRIEBELE  
COUNTY CLERK, ARANSAS CO., TEXAS

*Stewart*

FILED  
AT 4:07 P. M. 3<sup>00</sup>

AUG 26 2014

*Peggy L. Friebele*  
PEGGY L. FRIEBELE  
COUNTY CLERK, ARANSAS CO., TEXAS