

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: 08/07/2018

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: NORTH END OF THE COURTHOUSE ON THE STEPS 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: 1552 FM 21, Mount Pleasant, TX 75455

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 04/21/2006 and recorded 04/27/2006 in Book 1820 Page 182 Document 002100, real property records of Titus County, Texas, with **Taunya Finney, a single person** grantor(s) and SEBRING CAPITAL PARTNERS, LIMITED PARTNERSHIP as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, ALLAN JOHNSTON, RONNIE HUBBARD OR SHERYL LAMONT, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Taunya Finney, a single person**, securing the payment of the indebtedness in the original principal amount of **\$62,010.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS5** 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE BARNET HICKLIN SURVEY, ABSTRACT NO. 267, TITUS COUNTY TEXAS BEING ALL OF THAT CERTAIN 1.01 ACRE TRACT DESCRIBED IN DEED TO STUDER PROPERTIES LLC RECORDED IN VOLUME 1602, PAGE 203, REAL PROPERTY RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 5/8 INCH IRON ROD MARKED "DCA" FOUND ON THE SOUTHEAST CORNER OF SAID 1.01 ACRE TRACT AND ON THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY NO. 21 (BEING 40 FEET PERPENDICULAR TO THE CENTERLINE); THENCE S 67° 45' 16" W GENERALLY ALONG THE FENCED SOUTH LINE OF SAID 1.01 ACRE TRACT-262.61 FEET TO A 5/8 INCH IRON ROD MARKED "DCA" FOUND ON THE SOUTHWEST CORNER OF SAID 1.01 ACRE TRACT; THENCE N 10° 16' 11" W GENERALLY ALONG THE FENCED WEST LINE OF SAID 1.01 ACRE TRACT, AT 14.25 FEET PASSING A 5/8 INCH IRON ROD MARKED "DCA" FOUND ON THE SOUTHWEST CORNER OF A 1.0 ACRE TRACT DESCRIBED IN DEED TO TIMOTHY PARR MOORE, RECORDED IN VOLUME 1411, PAGE 88 OF SAID REAL PROPERTY RECORDS AND CONTINUING A TOTAL DISTANCE OF 240.41 FEET TO A 5/8 INCH IRON ROD MARKED "DCA" FOUND ON THE NORTHWEST CORNER OF SAID 1.01 ACRE TRACT; THENCE S 88° 27' 38" E GENERALLY ALONG THE FENCED NORTH LINE OF SAID 1.01 ACRES TRACT- 200.45 FEET TO A 5/8 INCH IRON ROD FOUND IN THE NORTHEAST CORNER OF SAID 1.01 ACRE TRACT AND ON THE WEST RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY; THENCE IN A SOUTHERLY DIRECTION ALONG THE WEST RIGHT OF WAY LINE OF SAID F.M. HIGHWAY AND A CURVE TO THE RIGHT HAVING A CHORD BEARING S 32° 59' 43" E- 157.10 FEET TO THE PLACE OF BEGINNING CONTAINING 1.008 ACRES, 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

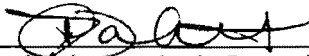
TS No.: 2018-01259-TX
18-001323-673

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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: June 21, 2018



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey,
Claire Buxton – 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



HARRIETT FLETCHER, ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, ALLAN
JOHNSTON, RONNIE HUBBARD OR SHERYL LAMONT - 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 _____ 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 6-28-18 I filed this Notice of Foreclosure Sale at the office of the Titus
County Clerk and caused it to be posted at the location directed by the Titus County Commissioners Court.