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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: 01/05/2016

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

Place: In the area bounded by the West Edge of the West porch of the Courthouse and on the East by the middle landing of the inside stairs leading into the Courthouse from the West door or any other area designated by the County Commissioners Court 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: 402 S W 11th Street, Seminole, TX 79360

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 10/20/2006 and recorded 10/25/2006 in Document 20063972 real property records of Gaines county Texas, with Heather Flores and spouse, Leroy Flores grantor(s) and Sebring Capital Partners, limited partnership, 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 Heather Flores and spouse, Leroy Flores securing the payment of the indebtedness in the original principal amount of \$ 50,220.00, 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 2007-KS1** is the current mortgagee 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.

— FILED —
12/11/15 1:30 pm
Vicki Phillips, County Clerk
Gaines County, Texas
BY *[Signature]* DEPUTY

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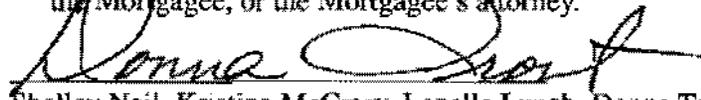
7. **Property to be sold:** The property to be sold is described as follows:

LOT 2, BLOCK 10, OF RE-SUBDIVISION OF BLOCKS 10-13, INCLUSIVE, AS SHOWN BY A PLAT RECORDED IN VOL. 125, PAGE 145, DEED RECORDS OF GAINES COUNTY, TEXAS, OF A SUBDIVISION IN THE EAST PART OF SECTION 194, BLOCK G, W.T.R.R. CO. SURVEY, GAINES COUNTY, TEXAS.

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
Phone: 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.



Shelley Nail, Kristina McCrary, Lanelle Lynch, Donna Trout, Johnie Eads, Chance Oliver or Bret Allen
Substitute Trustee

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

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

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.

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