

FILED  
MICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS

2014 NOV 10 PM 12: 25

TS #: 2014-01667-TX

**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:** 12/02/2014

**Time:** The sale will begin at 12:00 PM or not later than three hours after that time

**Place:** Courthouse; specifically, the East door of the Courthouse  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 307 Cypress Street, Hubbard, TX 76648

**2. Terms of Sale:** Cash

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/02/2006 and recorded 06/12/2006 in Document/ (book) 1418, (page) 0354 real property records of Hill county Texas, with Janie Sue Stuckly and Spouse, Douglas Stuckly grantor(s) and Sebring Capital Partners, Limited Partnership, a Corporation, as lender, Mortgage Electronic Registration Systems, Inc., as Beneficiary. as Beneficiary.

**4. Obligation Secured:** Deed of Trust of Contract Lien executed by Janie Sue Stuckly and Spouse, Douglas Stuckly securing the payment of the indebtedness in the original principal amount of \$57,600.00, 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-KS7** is the current mortgagee of the note and the deed of trust or contract lien.

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

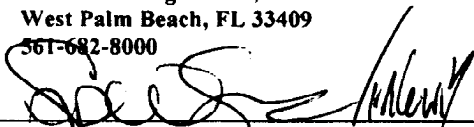
**All that certain Lot 1, Block 37 of the Original Town of Hubbard, Hill County, Texas according to the plat thereof recorded in Volume 41, Page 14 of the Deed Records of Hill County, Texas**



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6. **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  
561-682-8000**

  
Tim Lewis or Denise Boerner or Brenda Wiggs or Donna Stockman or David Stockman, Stephanie Spurlock, Laterra Thompson, Tamika Smith, Chelsea Jackson

Substitute Trustee  
C/o Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
ATTN: Trustee Department  
Telephone: 855-427-2204  
Fax: (866)-960-8298