



TS#2014-01813-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: 01/06/2015

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

Place: THE FOYER AT THE SOUTH ENTRANCE TO THE COURTHOUSE

OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 150 Ridgewood Drive, Magnolia, TX 77355

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 01/11/2007 and recorded 01/17/2007 in **Document 700480 in (book) 1012, (page) 188**, real property records of Waller county Texas, with Martin Rodriguez, a single man grantor(s) and HomeComings Financial, LLC, (f/k/a Homecomings Financial Network, Inc.), a Limited Liability Company, as Lender, Mortgage Electronic Registration Systems Inc., as Beneficiary.

4. **Obligation Secured:** Deed of Trust of Contract Lien executed by Martin Rodriguez, a single man securing the payment of the indebtedness in the original principal amount of \$103,920.00, 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-KS3** is the current mortgagee of the note and the deed of trust or contract lien.

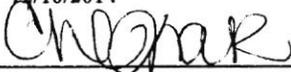
5. **Property to be sold:** The property to be sold is described as follows:

LOT SEVEN (7), IN BLOCK SIX (6), OF OAK HOLLOW SECTION ONE (1), A SUBDIVISION IN WALLER COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 367, PAGE 906 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS.

TS#2014-01813-TX

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
12/10/2014**



Patricia Poston or Nick Poston , Stephanie Spurlock, Laterrika Thompkins, 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

FILED AND RECORDED

Instrument Number: 14-105

Filing and Recording Date: 12/15/2014 12:34:26 PM Pages: 3 Recording Fee: \$6.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



A handwritten signature in black ink that reads "Debbie Hollan". The signature is written in a cursive style.

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To: