



TS#2014-01784-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: 06/02/2015

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: 34911 Lakeside Dr, Brookshire, TX 77423

2. **Terms of Sale:** Cash

3. **Instrument to be Foreclosed:** The instrument to be foreclosed is the deed of trust or Contract Lien dated 12/21/2006 and recorded 01/03/2007 in Document 700026, (book) 1008 (page) 595, real property records of Waller county Texas, with Glen W. Arnold and Susan L. Arnold Husband and wife 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. **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 Glen W. Arnold and Susan L. Arnold Husband and wife securing the payment of the indebtedness in the original principal amount of \$88,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Deutsche Bank Trust Company Americas, as Trustee for Residential Accredited Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-QS1 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.

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

Lot Four (4), in Block One (1), of Lakeside Subdivision, Section One (1), a subdivision in the William Cooper Survey, A-28, City of Brookshire, Waller County, Texas, according to the Map or Plat thereof recorded in Volume 357 Page 219 Deed records, as revised by correction Plat recorded in volume 370 Page 474 of the Deed Records of Waller 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
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.



Patricia Poston, David Poston or Nick Poston or Chance Oliver, Bret Allen or Stephanie Sparlock, Laterrika Thompkins, Tamika Smith, Chelsea Jackson, Camisha Scott, Keisha Lyons or Melissa Jones

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: 15-043

Filing and Recording Date: 05/11/2015 12:38:28 PM Pages: 2 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,



Debbie Hollan

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.

Stephanie Tompkins, Deputy

Returned To: