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TS No.: 2018-02001-TX  
18-001828-673

*Betty Crane*  
CLERK COUNTY COURT  
FRANKLIN CO., 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:** 11/06/2018**Time:** The sale will begin at 12:00 PM or not later than three hours after that time**Place:** **THE SOUTH STEPS OF THE COURTHOUSE 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:** 124 Olive, MT Vernon, TX 75457

**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 11/01/2005 and recorded 11/03/2005 in Book 141 Page 363 Document 104977, real property records of Franklin County, Texas, with **Benny Cook** grantor(s) and **KENNETH W. THOMAS** as Lender, **U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-RP1** 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, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON**, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Benny Cook**, securing the payment of the indebtedness in the original principal amount of **\$43,500.00**, 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 THE C-BASS MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-RP1** 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 COUNTY OF FRANKLIN, STATE OF TEXAS IN THE SOUTHWEST PART OF THE TOWN OF MT. VERNON, BEING A PART OF THE JOSEPH SLOAN SURVEY WHICH SURVEY WAS PATENTED TO STEPHEN KEITH, ASSIGNEE BY PATENT NO. 550, VOLUME 7, AND BEING A PART OF THAT CERTAIN 5 1/4 ACRE TRACT CONVEYED TO G. C. TINSLEY BY G. N. DAVIS, ET UX, BY DEED DATED NOVEMBER 28, 1942 OF RECORD IN VOLUME 58, PAGE 583 DEED RECORDS OF FRANKLIN COUNTY, TEXAS BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A LOT CONVEYED TO MRS. LEONA DONALDSON BY G. C. TINSLEY ET UX, BY DEED DATED MARCH 26, 1956 OF RECORD IN VOLUME 75, PAGE 437, DEED RECORDS OF FRANKLIN COUNTY, TEXAS; THENCE WEST WITH SOUTH BOUNDARY LINE OF SAID LOT 223 FEET TO THE SOUTHWEST CORNER OF WOODARD NOW OWNED BY R. L. ROZELLE; THENCE EAST PASSING MRS. JACKSON'S NORTHEAST CORNER AND NORTHWEST CORNER OF A LOT CONVEYED TO TED TINSLEY BY G. T. MCAULEY IN ALL EAST 223 FEET TO THE NORTHEAST CORNER OF SAID TED TINSLEY LOT; THENCE NORTH 75 FEET TO THE PLACE OF BEGINNING BEING THE SAME DESCRIBED IN DEED FROM ODELL MCCOY TO CAROLYN ROSS ET AL IN VOLUME 182, PAGE 303 DEED RECORDS, FRANKLIN COUNTY, TEXAS.**

**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**

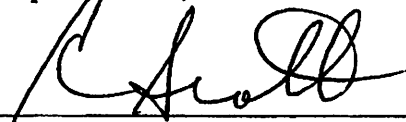
**Phone: 1-800-746-2936**

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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 Mortgage, the Mortgagee, or the Mortgagee's attorney.

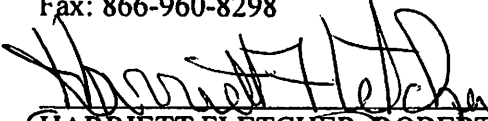
**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

**Date: September 17, 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

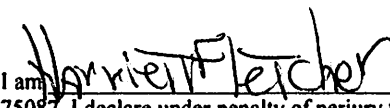


9-20-18

~~HARRIETT FLETCHER, ROBERT LAMONT, SHERYL LAMONT, DAVID SIMS, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON - 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 Harriett Fletcher 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 9-20-18 I filed this Notice of Foreclosure Sale at the office of the Franklin County Clerk and caused it to be posted at the location directed by the Franklin County Commissioners Court.