

### 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:** 10/03/2017

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

**Place:** INSIDE THE FOYER OF THE AUSTIN COUNTY 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:** 2050 Lauren Lane, Sealy, TX 77474

- 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 10/20/2003 and recorded 10/24/2003 in Document 036970, Book --- Page ---, and Loan Modification of Deed of Trust Agreement recorded on 4/30/2009 in Instrument No. 091924, real property records of Austin County Texas, with George Palmer and wife, Gail Palmer, grantor(s) and Long Beach Mortgage Company, a Corporation.
- 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 or Contract Lien executed by **George Palmer and wife, Gail Palmer**, securing the payment of the indebtedness in the original principal amount of \$65,025.00, 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 under the POOLING AND SERVICING AGREEMENT Dated ~~as of~~ October 1, 2004, 2004-CB7 Trust, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB7** is the current mortgagee of the note and the deed of trust or contract lien.

*Carrie Gregor*

COUNTY CLERK  
AUSTIN COUNTY, TEXAS

2017-43

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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:

**LOT NINETEEN-A (19-A), BLOCK ONE (1), MEADOW VIEW ESTATES, A SUBDIVISION OF A CALLED 134.6506 ACRES OF LAND, LOCATED IN THE H.&T.C.R.R COMPANY SURVEY, SECTION 161, ABSTRACT 205, IN AUSTIN COUNTY, TEXAS, according to the map and plat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1, Pages 249-252 of the Plat Records, and Re-Plat filed for record in the office of the County Clerk of Austin County, Texas, in Volume 1, Pages 285-286 of the Plat Records.**

**Mobile Home Information:**

**Model: 2003 Beacon Hill**

**Year: 2003**

**Serial Number: TXFL312A41924BH11 / TXFL312B41924BH11**

**HUD label Number: PFS0801941 / PFS0801942**

**Length and Width: 12.0 X 56.0 / 12.0 X 56.0**

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**

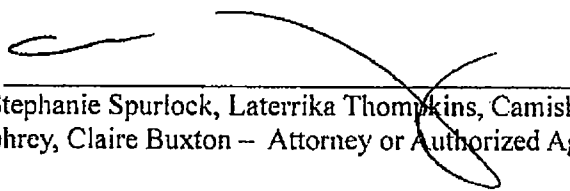
**Phone: 1-800-746-2936**

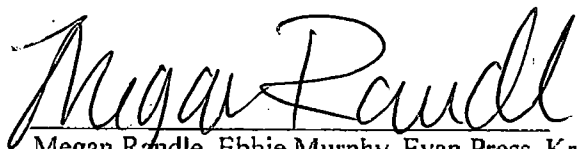
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9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's 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: August 28, 2017

  
Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Keisha Lyons, Melisa Jones, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

  
Megan Randle, Ebbie Murphy, Evan Press, Kristopher Holub, Patrick Zwiers, Kelley Burns, Dann Porter, Chris Demarest, Tanya Graham, Matthew Wolfson, Daniel Willsie, Wayne Wheat, Wes Wheat, Leb Kemp, Traci Yeaman, Vince Ross, Chance Oliver, Max Murphy or Bret Allen – Substitute Trustee(s)

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

**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.**