

1:00 FILED P  
AT O'CLOCK M

DEC 8 - 2016

### Notice of [Substitute] Trustee Sale

JC, P...  
By [Signature] Deputy

**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:** 01/03/2017

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

**Place:** The South door of the Jim Wells County Courthouse or any other area designated by the County Commissioners Court 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:** 1212 Rose Drive, Alice, TX 78332

**2. Terms of Sale: Cash**

**3. Instrument to be Foreclosed:** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/31/2006 and recorded 11/13/2006 in Document 379067, Book OR VOLUME 970 Page 623, real property records of Jim Wells County Texas, with **Lilia Carvajal and Erasmo Carvajal, wife and husband** 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 or Contract Lien executed by **Lilia Carvajal and Erasmo Carvajal, wife and husband** securing the payment of the indebtedness in the original principal amount of \$ 75,000.00, 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 2006-QS18** is the current mortgagee of the note and the deed of trust or contract lien.

## Notice of [Substitute] Trustee Sale

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 Eight (8), Block One (1) of Blue Feather Addition, an addition situated in The City of Alice, Jim Wells County, Texas, according to plat thereof recorded in Volume 4, Page 50 of the Map Records, Jim Wells 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  
Phone: 1-800-746-2936**

## Notice of [Substitute] Trustee Sale

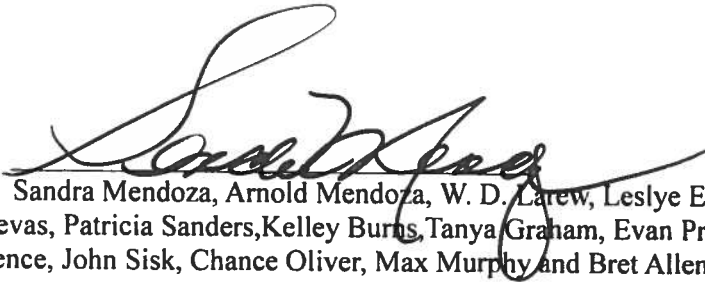
9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: November 30, 2016



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



Sandra Mendoza, Arnold Mendoza, W. D. Larew, Leslye Evans, Denise Rector, Jim Rector, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Daniel Willsie, Isreal Curtis, Jason Spence, John Sisk, Chance Oliver, Max Murphy and 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.**