

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: 07/04/2017

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

Place: THE SOUTH ENTRANCE STEPS OF THE EASTLAND 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: 1602 County Road 130, Cisco, TX 76437

- 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 02/23/2007 and recorded 03/06/2007 in Document 02700832, Book OR 02494 Page 00037, real property records of Eastland County Texas, with **Kory K. Keifer, a married person joined herein by Dianna L. Keifer** grantor(s) and Dallas Home Loans, Inc, 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 **Kory K. Keifer, a married person joined herein by Dianna L. Keifer** securing the payment of the indebtedness in the original principal amount of \$ 85,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for HOME EQUITY MORTGAGE LOAN ASSET-BACKED TRUST Series INABS 2007-B, HOME EQUITY MORTGAGE LOAN ASSET-BACKED CERTIFICATES Series INABS 2007-B** 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.

RECEIVED 8.059 M.
 CATHY JENTHO, COUNTY CLERK
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 MAY 30 2017
 EASTLAND COUNTY, TEXAS
 By [Signature] Deputy

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

The land referred to herein is situated in the State of Texas, County of Eastland described as follows:

Field notes of a survey of 2.000 acres of land out of and part of the Wm. Shay Survey, Abstract No. 868, Eastland County, Texas, said land also being out of part of a 30.000 acre tract conveyed to Kory K. & Dianna L. Keifer recorded in Volume 2217 Page 84, Official Public Records of Eastland County, Texas. This survey of said 2;000 acres being made for Korey and Diane Keifer by virtue of their request and being more particularly described as follows;

Beginning at a 112" rebar with survey cap P. 5085 found in Eastland County Road No. 130, for the Southeast corner of this described tract, same being in the Southeast corner of Kory K. & Dianna L. Keifer 30.000 acre tract and West line of Eby L. Taylor 160.867 acre tract described in Volume 650 Page 225, Deed Records of Eastland County, Texas, said point being located N 00° 09' 33" Z.21.56 feet from the Southeast corner of the Wm. Shay Survey. Thence S 69° 05' 37" W, 340.17 feet with the South line of described tract and the South line of Kory K. & Dianna L. Keifer 30.000 acre tract, to a 1.12" rebar with survey cap 4 5085 set for the Southwest corner of this described Met.

Thence N 00° 54' 23" W, 314.14 feet with the West line of described tract, to a 112" rebar with survey cap 4 5085 set for the Northwest corner of this described tract.?

Thence N 89° 03' :37" E, 100.00 feet with the Westerlymost North line of described tract, to a 112" rebar with survey cap #5085 set for an angle corner of this described tract. Thence S 00° 54' 23" E, 82.52 feet with Northerlymost East line of this described tract, to a 112" rebar with survey cap # 5085 set for an angle corner of the described tract..

Thence S 89° 50' 17" E, 244.43 feet with the Easterlymost North line of this described tract, to a 112" rebar with survey cap 4 5085 set in the East line of Kory K. & Dianna L. Keifer 30.000 acre tract and the East line of the Wm. Shay Survey, same being the West line of Eby L. Taylor 160.867 acre tract and the West line of the NW/4 of Section 106; Block 3, of the 11. & 12" C. R.R, Co. Survey, for the Northeast corner of this described tract.

Thence S 00° 09' 33." W. 226.82 feet with an existing fence line on the East line of described tract and Wm. Shay Survey, same being the Eastline of Kory K. & Dianna L. Keifer 30.000 acre tract, also the West line of the NW/4 of Section 106, Block 3, H. & T. C. Taylor 160.867 acre tract, in the place of beginning and containing 2.0(X) acres of land.

Bearings on the above described 2.000 acre tract were based upon True North as determined by G.P.S. Surveying System, Property has access to Eastland County Road No. 130 (a numbered and county maintained roadway but with no conveyance found into the County of Eastland covering title to said land within the confines of existing roadway).

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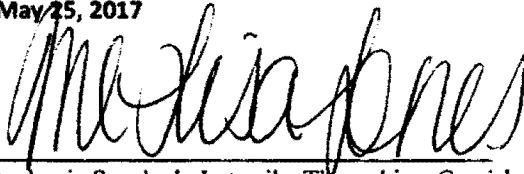
8. **Mortgage Servicer Information:** The Mortgage Service is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any 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**


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: May 25, 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



Terry Browder, Laura Browder, Marsha Monroe, Linda Reppert, Frederick Britton, Ramiro Cuevas, Patricia Sanders, Kelley Burns, Tanya Graham, Evan Press, Jack Burns II, Clay Golden, Aurora Campos, Aarti Patel, Daniel Willsie, 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.