

NOTICE OF FORECLOSURE SALE

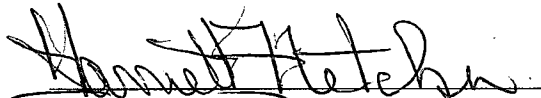
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

- 1. Property to Be Sold.** The property to be sold is described as follows: SEE EXHIBIT A
- 2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 08/19/2005 and recorded in Book 460 Page 0734 Document 02074 real property records of Rains County, Texas.
- 3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:
Date: 12/04/2018
Time: 01:00 PM
Place: Rains County Courthouse, Texas, at the following location: THE EASTMOST SIDE OF THE COURTHOUSE ANNEX WHICH IS LOCATED AT 220 WEST QUITMAN STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.
- 4. 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.
- 5. Obligations Secured.** The Deed of Trust executed by MICHAEL CROWSON AND LISA CROWSON, provides that it secures the payment of the indebtedness in the original principal amount of \$144,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS10 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS10 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.
- 6. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint HARRIETT FLETCHER, ALLAN JOHNSTON, SHERYL LAMONT, SHARON ST. PIERRE, ROBERT LAMONT, RONNIE HUBBARD OR DAVID SIMS, Substitute Trustee to act under and by virtue of said Deed of Trust.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Lori Liane Long, Attorney at Law
✓ Chelsea Schneider, Attorney at Law
Parkway Office Center, Suite 900
14160 North Dallas Parkway
Dallas, TX 75254



HARRIETT FLETCHER, ALLAN JOHNSTON, SHERYL LAMONT, SHARON ST. PIERRE, ROBERT LAMONT, RONNIE HUBBARD OR DAVID SIMS
c/o AVT Title Services, LLC
1101 Ridge Rd. Suite 222
Rockwall, TX 75087

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Rains County Clerk and caused it to be posted at the location directed by the Rains County Commissioners Court.

Being a 3.000 acre tract and being all that certain lot, tract or parcel of land situated in the D.E. Lawton Survey, Abstract No. 134, Rains County, Texas, and being all of a called 3.00 acre tract described in a deed from Steve D. Pritchett, et ux E. Sue Pritchett to Michael Crowson and Lina Crowson as recorded in Volume 449, Page 473, Rains County Real Records, and being more particularly described as follows:

Beginning at a 3/8 inch iron rod found at the northeast corner of said 3.000 acre tract and the northwest corner of a called 3.040 acre tract described in a deed to Griffin as recorded in Volume 210, Page 634, R.C.D.R., and on the southwest line of U.S. Highway No. 69, for a corner;

Thence South 14° 10' 49" West along the east line of said 3.000 acre tract and the west lines of said 3.040 acre tract and a called 90 acre tract described as Tract I in a deed to Griffin as recorded in Volume 289, Page 690, R.C.R.R., a distance of 1112.88 feet to a 1/2 inch iron rod set, for a corner;

Thence North 79° 40' 34" West along the south line of said 3.000 acre tract a distance of 315.08 feet to a 1/2 inch iron rod found, for a corner;

Thence North 14° 10' 49" East along the southernmost west line of said 3.000 acre tract a distance of 312.88 feet to a 1/2 inch iron rod found for a corner;

Thence South 79° 40' 34" East along the southernmost north line of said 3.000 acre tract a distance of 274.98 feet to a 1/2 inch iron rod found for a corner;

Thence North 14° 10' 49" East along the northernmost west line of said 3.000 acre tract a distance of 815.64 feet to a 1/2 inch iron rod found on the northeast line of said 3.000 acre tract and the southwest line of said U.S. Highway No. 69, for a corner;

Thence South 57° 53' 01" East along the northeast line of said 3.000 acre tract and the southwest line of said U.S. Highway No. 69 a distance of 42.04 feet to the POINT OF BEGINNING and containing 3.000 acres of land.