

SELECT PORTFOLIO SERVICING, INC. (SPS)  
WEBB, KEVIN  
710 EUCLID AVENUE, PANHANDLE, TX 79068

CONVENTIONAL  
Firm File Number: 09-009147

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on June 2, 2006, KEVIN WEBB, AN UNMARRIED MAN, as Grantor(s), executed a Deed of Trust conveying to MATTHEW HADDOCK, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN in payment of a debt therein described. The Deed of Trust was filed in the real property records of CARSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00000672 Volume 423, Page 262, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on , **Tuesday, November 7, 2023** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in CARSON COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Carson, State of Texas:

ALL OF LOTS NUMBERED TWENTY-TWO (22), TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK NUMBER FORTY-NINE (49), WARE'S ADDITION TO THE TOWN OF PANHANDLE, CARSON COUNTY, TEXAS, AS SHOWN IN VOLUME 1, PAGE 13, PLAT RECORDS, CARSON COUNTY, TEXAS.

Property Address: 710 EUCLID AVENUE  
PANHANDLE, TX 79068  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE HOLDERS OF THE  
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF12 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-FF12  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UT 84119

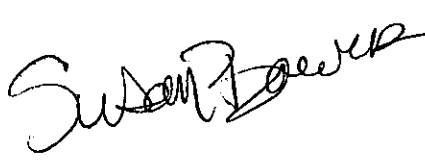
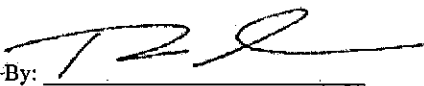
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

**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**

**SUBSTITUTE TRUSTEE**

Jonathan Bowers , Glandeen Shenk, Susan Bowers, Jose A. Bazaldua or Antonio Bazaldua  
14800 Landmark Blvd, Suite 850  
Dallas, TX 75254

WITNESS MY HAND this day September 8, 2023.

 By: 

H. Gray Burks IV  
Texas Bar # 03418320  
Ronny George  
Texas Bar # 24123104  
gburks@logs.com  
rgeorge@logs.com

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GAYLA GATES  
CARSON CO. & DIST. CLERK

13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
Telephone No: (713) 462-2565  
Facsimile No: (847) 879-4823  
Attorneys for U.S. Bank National Association, as trustee  
for the holders of the First Franklin Mortgage Loan Trust  
2006-FF12 Mortgage Pass-Through Certificates, Series  
2006-FF12

**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 military service to the sender of this notice immediately.**