

At 2:00 o'clock P.M.

FEB 11 2020

JACKIE ENSEY Co. Clerk

STEPHENS COUNTY, TEXAS

TS No.: 2019-02491-TX
20-000041-673**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:** 03/03/2020**Time:** The sale will begin at 10:00 AM or not later than three hours after that time**Place:** THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE, AS KNOWN AS THE WALKER STREET ENTRANCE 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:** 2360 US HIGHWAY 180, BRECKENRIDGE, TX 76424

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 03/27/2006 and recorded 04/06/2006 in Book 1822 Page 48 Document 986 , real property records of Stephens County, Texas, with **Robert Richardson and wife, Jayne Richardson signing pro forma to perfect lien only** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5** as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, LINDA J. REPPERT, KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, KRISTOPHER, HOLUB, SHAWN SCHILLER, GARRETT SANDERS, JOSHUA SANDERS, JUANITA COX, LINDA REPPERT, JIMMY CARROLL BREWER OR STEPHEN RAWLINGS** , Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **Robert Richardson and wife, Jayne Richardson signing pro forma to perfect lien only**, securing the payment of the indebtedness in the original principal amount of **\$75,905.00**, 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 SOUNDVIEW HOME LOAN TRUST 2006-OPT5, ASSET-BACKED CERTIFICATES, SERIES 2006-OPT5** is the current mortgagee of the note and deed of trust or contract lien.

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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:

Surface of 7.603 acres of land, more or less, out of Tract 5 of the Walker-Caldwell Subdivision of the South ½ of Section 23 Block 5 T, & P RR, CO, Survey, Stephens County, Texas, as shown on the plat recorded in Slide 40-A, Plat Records, Stephens County, Texas and being more particularly described as follows: Beginning at a ½ inch iron pin found in the north line of U.S. Highway 180 being 10.0 feet N 0 deg, 09` 08`` W From the original Southeast corner of Tract 5; Thence S 89 deg 03` 10`` W with the north line of U.S. Highway 180 a distance of 327.00 feet to a ½ inch iron pin found for the Southeast corner of a tract described in Vol 435, Page 207 Deed records, Stephens County, Texas; Thence N 0 deg 07` 16`` W 199.65 feet to a ½ inch iron pin found for the Northeast Corner of the tract described in Vol. 435, Page 207; Thence S 89 deg 50` 17`` W 150.10 Feet to a ½ inch iron pin found in the West line of Tract 5 of the Northwest Corner of Vol. 435, Page 207; Thence N 0 deg 05` 37`` W with the west line of Tract 5, a distance of 568.92 feet to a fence corner being the Southwest corner of a tract described in Vol. 206, Page 33; Thence S 87 deg 52` 07`` E 476.75 feet to a ½ inch iron pin found in the east line of Tract 5 for the Southeast Corner of Vol. 206, Page 33 for the Northeast corner of this tract; Thence S 0 deg 09` 08`` E with the east line of Tract 5 a distance of 745.01 feet to the place of beginning and containing 7.603 acres of land, more or less.

8. Mortgage Servicer Information: 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 lien securing the property referenced above. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way

Mt. Laurel, NJ 08054

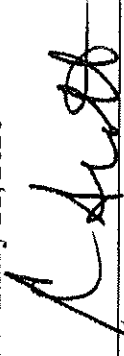
Phone: 877-744-2506

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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 Mortgagee, 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: January 21, 2020



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

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



~~PERRY BROWDER, LAURA BROWDER, MARSHA MONROE, LINDA J. REPPERT,
KEVIN KEY, JAY JACOBS, RAMIRO CUEVAS, KRISTOPHER, HOLUB, SHAWN
SCHILLER, GARRETT SANDERS, JOSHUA SANDERS, JUANITA COX, LINDA REPPERT,
JIMMY CARROLL BREWER OR STEPHEN RAWLINGS~~
- Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

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.

I am _____ Certificate of Posting
whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Stephens County Clerk and caused it to be posted at the location directed by the Stephens County Commissioners Court.