

Notice of [Substitute] Trustee Sale

YVONNE SMITH
CO. CLERK MARION CO

Assert and protect your rights as a member of the armed forces of the United States. If you are or DEPUTY 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: 02/07/2023

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

Place: Marion County, Texas at the following location: **THE THOMAS JEFFERSON PARK, LOCATED AT 114 W. AUSTIN ST., JEFFERSON TX, 75657 BETWEEN THE ANNEX BUILDING AND THE HOTEL JEFFERSON 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: 2140 MA County Road 3406, JEFFERSON, TX 75657

- 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 10/31/2005 and recorded 12/01/2005 in VOL 712 Page 546 Document 4532, Re-filed 06/29/2006 in VOL 723 Page 361 in Document 2431, real property records of Marion County, Texas, with Joe Norman and Josyln Norman, grantor(s) and IndyMac Bank, F. S. B., a Federally Chartered Savings Bank, as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., 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 AVT Title Services, LLC, located at 5177 Richmond Avenue Suite 1230, Houston, TX 77056, Substitute Trustee to act under and by virtue of said Deed of Trust.
- 5. Obligation Secured:** Deed of Trust or Contract Lien executed by Joe Norman and Josyln Norman, securing the payment of the indebtedness in the original principal amount of \$36,001.00, 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 RESIDENTIAL ASSET SECURITIZATION TRUST Series 2005-A15 MORTGAGE PASS-THROUGH CERTIFICATES Series 2005-O** 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, A PART OF THE GODFREY ETRIDGE SURVEY OF MARION COUNTY, TEXAS AND BEING A PORTION OF THAT FIRST TRACT OF 112 ½ ACRES OF LAND DESCRIBED IN DEED FROM ANDY ELROD AND WIFE TO J.D. FLANAGAN AS RECORDED IN BOOK NO. 126, ON PAGE 169, OF THE DEED RECORDS OF MARION COUNTY, TEXAS AND PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID 112 1/2 ACRE TRACT, A ROCK AND STAKE FOR CORNER IN THE EAST MARGIN OF A PUBLIC ROAD. THENCE NORTH WITH THE EAST MARGIN OF SAID ROAD 224 VRS. TO AN IRON PIPE FOR CORNER. THENCE EAST RUNNING PARALLEL WITH THE SOUTH BOUNDARY LINE OF SAID 112 1/2 ACRE TRACT, 252 VRS. TO AN IRON PIPE FOR CORNER. THENCE SOUTH RUNNING PARALLEL WITH SAID PUBLIC ROAD, 224 VRS. TO AN IRON PIN FOR CORNER IN THE SOUTH BOUNDARY LINE OF SAID 112 1/2 ACRE TRACT. THENCE WEST 252 VRS. TO THE PLACE OF BEGINNING, CONTAINING 10 ACRES OF LAND.

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. PPH Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

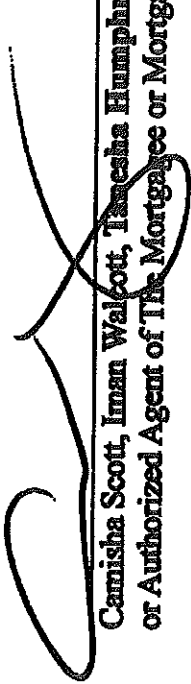
C/O PPH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506

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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 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: December 23, 2022



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, Glenda Hamilton – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
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.**

I am Robert La Mont whose address is c/o AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on December 29, 2022 I filed this Notice of Foreclosure Sale at the office of the Marion County Clerk and caused it to be posted at the location directed by the Marion County Commissioners Court.

Certificate of Posting



Robert La Mont, December 29, 2022