

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: 09/06/2022

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Calhoun County, Texas at the following location: **THE FOYER OF THE COURTHOUSE FACING ANN STREET, 211 S. ANN STREET, PORT LAVACA, CALHOUN COUNTY, TEXAS. SHOULD THERE BE AN ELECTION BEING HELD IN THE FOYER OF THE COURTHOUSE, THE DESIGNATED PLACE FOR HOLDING FORECLOSURE SALES SHALL BE AT THE END OF THE HALL OUTSIDE THE SHERIFF'S OFFICE FACING THE FOYER OF THE COURTHOUSE. SHOULD THE COURTHOUSE BE CLOSED AT THE TIME DESIGNATED FOR FORECLOSURE SALES, THE DESIGNATED LOCATION SHALL BE THE SIDEWALK IN FRONT OF THE COURTHOUSE FACING ANN STREET, PORT LAVACA, CALHOUN COUNTY, TEXAS, 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: 2480 MAPLE ST, PORT O' CONNER, TX 77983

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 11/02/2005 and recorded 11/03/2005 in Book 421 Page 557 Document 00095439 , real property records of Calhoun County, Texas, with **RALPH J. WEATHERSBY, AN UNMARRIED MAN** 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-OPT4, Asset-Backed Certificates, Series 2006-OPT4** 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 **RALPH J. WEATHERSBY, AN UNMARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$180,000.00**, 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 Soundview Home Loan Trust 2006-OPT4, Asset-Backed Certificates, Series 2006-OPT4** is the current mortgagee of the note and deed of trust or contract lien.

AT 12:25 FILED P
O'CLOCK M

JUL 21 2022

COUNTY CLERK, CALHOUN COUNTY, TEXAS
BY: [Signature]
DEPUTY

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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:

Being a 0.78 acre tract of land situated in the Santiago Gonzales Survey, Abstract No. 19 in Calhoun County, Texas, said 0.78 acre tract being a portion of Outlot Three (3), Outblock Thirty-One (31), Port O' Connor Outlots, Calhoun County, Texas, said 0.78 acre tract also being comprised of tract of land described as 0.36 acres conveyed from Rodney D. Blackman, et ux to George M. Drapela, Sr., et ux and dated November 2, 1973, as recorded in Volume 284, Page 198 of the Deed Records of Calhoun County, Texas, and a tract of land described as 0.42 acres conveyed from Lucy Fay Blackman to George M. Drapela, Sr., et ux and dated July 6, 1983, as recorded in Volume 366, Page 670 of the Deed Records of Calhoun County, Texas, said 0.78 acre tract being described by metes and bounds as follows: BEGINNING at a 5/8 inch diameter iron rod found for northeast corner of the herein described tract, the northeast corner of the 0.42 acres Drapela tract, and the southeast corner of a 1.65 acre tract of land conveyed from Vickie Lynn Weathersby to Ralph Jecker Weathersby as recorded in Volume 13, Page 160 of the Deed Records of said county, said iron rod also being in the West line of a 1.247 acre tract of land conveyed from Joe D. Hawes to Rodney D. Blackman as recorded in Volume 266, Page 455 of the Deed Records of said county; THENCE, South 26°38'00" East, with the West line of the 1.247 acre Blackman tract and the East line of the 0.42 acre Drapela tract, passing at an approximate distance of 48 feet a point for the southwest corner of the 1.247 acre Blackman tract and the Northwest corner of a 1.336 acre tract of land conveyed from G.H. Weathersby to Rodney D. Blackman as recorded in Volume 264, Page 343 of the Deed Records of said county, passing at 183.00 feet a point for the southeast corner of the 0.42 acre Drapela tract and the northeast corner of the 0.36 acre Drapela tract, passing at a distance of 326.79 feet a 5/8 inch diameter iron rod found for the currently recognized North right-of-way line of Maple Street, and continuing for an overall distance of 347.00 feet to a point for the southeast corner of the herein described tract, said iron rod also being the southeast corner of the 0.36 acre Drapela tract and the southwest corner of the 1.336 Blackman tract; THENCE, South 71°36'00" West, with the South line of the 0.36 acre Drapela tract, a distance of 100.97 feet to a point for the southwest corner of the herein described tract and the southwest corner of the 0.36 acre Drapela tract, said point also being the southeast corner of a 0.746 acre tract of land conveyed from Joe D. Hawes to Faye Belle Morlan as recorded in Volume 267, Page 630 of the Deed Records of said county; THENCE, North 26°38'00" West, with the East line of the 0.36 acre Drapela tract and the West corner of the 0.746 acre Morlan tract, passing at a distance of 6.15 feet a point for the currently recognized North right-of-way line of Maple Street, passing at a distance of 150.02 feet the northwest corner of the 0.36 acre Drapela tract and the southwest corner of the 0.42 Drapela tract, and continuing for an overall distance of 333.02 feet to a 5/8 inch diameter iron rod found for the northwest corner of the herein described tract and the northwest corner of the 0.42 acre Drapela tract, said iron rod also being the northeast corner of the 0.746 acre Morlan tract and in the South line of the 1.65 acre Weathersby tract; THENCE, North 63°22'00" East, (basis of bearing), with the South line of the 1.65 acre Weathersby tract, a distance of 100.00 feet to the POINT OF BEGINNING and containing 0.78 acres of land more or less, of which, 1,342 square feet (0.031 acres) is located in the currently recognized right-of-way of Maple Street.

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

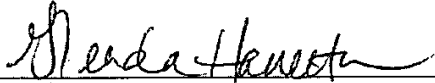
Phone: 877-744-2506

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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 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: July 14, 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.

Certificate of Posting

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