

## 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:** 08/06/2019

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

**Place:** NORTH DOOR OF THE COURTHOUSE ANNEX BUILDING 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:** 413 Country Rd, Wichita Falls, TX 76310

**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 02/14/2007 and recorded 02/16/2007 in Book 676 Page 383 Document 116660, real property records of Archer County, Texas, with **Waymon D. Bridges and Karren K. Bridges** grantor(s) and HOME123 CORPORATION 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 TERRY BROWDER, LAURA BROWDER, MARSHA MONROE, LYNNE HOLIDAY OR JERRY TIEMANN, Substitute Trustee to act under and by virtue of said Deed of Trust.

**5. Obligation Secured:** Deed of Trust or Contract Lien executed by **Waymon D. Bridges and Karren K. Bridges**, securing the payment of the indebtedness in the original principal amount of \$124,950.00, 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 **SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2007-BR5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BR5** 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:

BEING A 6.43 ACRE TRACT OUT OF THE H.H. KIRK SURVEY, ABSTRACT 250, AND BEING A PART OF THE 237 ACRE TRACT OUT OF THE H.H. KIRK SURVEY, CONVEYED BY LAURA BESS JONES ET AL TO RALPH W. RUSHING ET UX ON THE 24TH DAY OF OCTOBER, 1968, AND RECORDED IN VOLUME 325, PAGE 650 OF THE DEED RECORDS OF ARCHER COUNTY, TEXAS, THE SAID 6.43 ACRES TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF F.M. HIGHWAY NO. 1954 WITH THE MOST EASTERN EAST LINE OF SAID 237 ACRE TRACT; THENCE SOUTH 0°06 WEST ALONG THE MOST EASTERN EAST LINE OF SAID 237 ACRE TRACT, 1772.5 FEET TO THE NORTHEAST CORNER AND THE BEGINNING POINT OF THIS 6.43 ACRE TRACT THENCE SOUTH 0°06 WEST ALONG THE MOST EASTERN EAST LINE OF SAID 237 ACRE TRACT, 717.5 FEET TO ITS SOUTHEAST CORNER; THENCE WEST ALONG A FENCE, 386.5 FEET TO AN IRON STAKE FOR THE SOUTHWEST CORNER OF THIS 6.43 ACRE TRACT; THENCE N. 0°30 W PARALLEL TO THE MOST WESTERN WEST LINE OF SAID 237 ACRE TRACT, 718.6 FEET TO AN IRON STAKE IN THE SOUTH LINE OF A PROPOSED 60 FEET ROAD; THENCE EAST PARALLEL TO THE MOST NORTHERN NORTH LINE OF SAID 237 ACRE TRACT, AND ALONG THE SOUTH LINE OF THE PROPOSED 60 FOOT ROAD, 393.7 FEET TO THE BEGINNING POINT, AND CONTAINING 6.43 ACRES, 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**

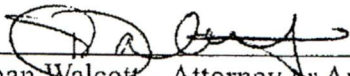
**Phone: 877-744-2506**

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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 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 15, 2019



Iman Walcott – 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



TERRY BROWDER, LALRA BROWDER, MARSHA MONROE, LYNNE HOLIDAY OR  
JERRY TIEMANN - 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.**

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 Archer County Clerk and caused it to be posted at the location directed by the Archer County Commissioners Court.