

No.: 2020-01313-4 X 000592-673



202240027

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 Fexas 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.

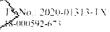
Date:

begin at 10:00 AM or not later than three hours after that time

Tracks County, Texas at the following location: THE AREA UNDER THE REAR PORTICO Place: 1 **OF THE COURTHOUSE LOCATED ON THE WEST SIDE OF COURTHOUSE** IMMEDIATELY SQUTH OF AND SLIGHTLY EAST OF HTH & SAN ANTONIO STREET REFERRED TO AS THE SALLAPORT OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROBERTY COOK AS THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OF AS DESIGNATED BY THE COUNTY COMMISSIONERS

12003/ShotlandiChase Property Address: Austin, IX 78727

- 2. Terms of Sale: The sale will be sanducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgage has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only pape of the property. Pursuant to section 51,009 of the Texas Property Code, the property will be sold in A&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 Liendated 07 31/1998 and recorded 08/05 1998 in Book 13240 Page 2259 Document 00005776252, real property records of Travis County, lexas, with Christopher Lee-Wilson, a single person grantor(s) and SEBRING CAPITAL CORPORATION as Lender, 11th BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF XLV YORK TREST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK. K.A.[AS TRUXTLE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSIGNATION OF PROPERTY OF THE CAFES SFRIES 2006-RP2 as Beneficiary.
- 4. Appointment of Substitute Trustee: In accordance with Teleas 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 AV1 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 Lieu executed by Christopher Lee Wilson, a single person, securing the payment of the indebtedness in the original principal appropriate \$166.050,00, and obligations therein described including but not limited to the promissory note, and all mediticalions. renewals and extensions of the promissory note. THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JP MORGAN CHASE BANK, N.A., AS TRUSTEN, FOR-RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET BACKET PAS THROUGH CERTIFICATES SERIES 2006-RP2 is the current mortgagee of the more and deed of 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.

L. Property to be solds. The property to be sold is described as follows:

BEING LOT THREE 135, BLOCK "B" OF ANGUS VALLEY NUMBER 9, A SUBDIVISION IN TRAVIS GOUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 53, PAGE(S) \$7, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

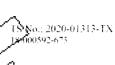
8. Mortgage Servicer Information: The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 57.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the Ben securing the property referenced above. PHH Mortgage Corporation, as Mortgage Servicer, is epresenting the current mortgagee, whose address is:

C/O PHH Mortgage Corporation

1 Mortgage Way Mt. Laurck NJ 08054

Phone: 877-744-2506

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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 Mortgagoe, or the Mortgagoe'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 18, 2022

Camisha Scott, Infan Valcotts Janesha Jumphrey, Claire Buxton, Glenda Hamilton - Attorney or Authorized Agent of The Mortgages of Mortgage Servicer

C/O Power Default Services, Inc

Northpark Town Center X

1000 Abernathy Rd NE: Bldg 400-Suite 200

Atlanta, GA 30328 Telephone: 855-427-2204 Fax: 866-960-8298

POWER DEFAULT SERVICES, INC. MAY BE ACTIVE AS A DEBT COLLECTOR
ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR
THAT PURPOSE.

Certificate of Posting

tam whose address is co. W1. Fifth creates 1. C., 5177 Richmond, Avenue, Suite 1230, Houston, 1X. 77956. Edeclare under penalty of perjury that on Effect the Travis County Clerk and caused it to be posted at the location directed by the Travis County Commissioner Court.



202240027

FILED AND RECORDED

Dana DeBeauvoir, County Clerk Travis County, Texas/

Jan 20, 2022 08 00 AM

Fee: \$3.00

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Version ETTX NOS 9217

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