

FILED  
AT 1:15 O'CLOCK P.M.

OCT 31 2019

*Christine Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

TS No : 2018-02312-TX  
18-001806-673

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**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:** ~~12/03/2019~~

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

**Place:** NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO THE COURTHOUSE 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:** 118 Wolf Rd., Copperas Cove, TX 76522

**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 06/08/2005 and recorded 06/14/2005 in Document 183466, real property records of Coryell County, Texas, with **Robert E. Dock and Felicia R. dock, Husband and Wife**, grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as Lender, Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1, 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 TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR CARL NIENDORFF, 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 E. Dock and Felicia R. dock, Husband and Wife**, securing the payment of the indebtedness in the original principal amount of \$92,000.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Wells Fargo Bank, National Association, as Trustee for Securitized Asset Backed Receivables LLC Trust 2006-OP1, Mortgage Pass-Through Certificates, Series 2006-OP1** 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 0.710 ACRE TRACT OF LAND SITUATED IN THE J. M. GOODWIN SURVEY, ABSTRACT NO. 1646, CORYELL COUNTY, TEXAS, AND BEING A PART OF THE WEST PORTION OF THAT CERTAIN TRACT OF LAND KNOWN AS TRACT 6 OF WOLFE RANCHEROS, AN UNRECORDED SUBDIVISION, AND BEING ALL OF THE SAME TRACT OF LAND AS DESCRIBED AND CONVEYED TO RALPH F. BATTREAL AND WIFE, ELIZABETH BATTREAL BY DEED RECORDED IN VOLUME 435, PAGE 21 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING ALL OF THE SAME TRACT OF LAND AS DESCRIBED AND CONVEYED TO RALPH F. BATTREAL AND WIFE, ELIZABETH BATTREAL BY DEED RECORDED IN VOLUME 381, PAGE 152 OF THE DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A ½ -INCH IRON ROD FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WOLFE ROAD, THE NORTHWEST CORNER OF TRACT 5, AND THE SOUTHWEST CORNER OF SAID TRACT 6, SAID POINT ALSO BEING S 23° 29' 42" W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOLFE ROAD, A DISTANCE OF 315.63 FEET, AND S 19° 37' 31" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID WOLF ROAD, DISTANCE OF 734.99 FEET FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF COURSE ROAD;**

**THENCE, N 19° 41' 00" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOLFE ROAD, A DISTANCE OF 105.00 FEET TO A 3/8-INCH IRON ROD SET FOR A CORNER AT THE SOUTHWEST CORNER OF TRACT 7;**

**THENCE, S 70° 06' 40" E, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID WOLFE ROAD, ALONG THE SOUTHERLY LINE, OF TRACT 7, AND THE NORTHERLY LINE OF SAID TRACT 6, A DISTANCE OF 295.26 FOUND, A DISTANCE OF 291.99 FEET DEED TO A ½ -INCH IRON ROD FOUND FOR A CORNER;**

**THENCE, S 19° 21' 49" W, A DISTANCE OF 105.00 FEET TO A ½ -INCH IRON ROD FOUND, AND S 19° 28' 49" W, A DISTANCE OF 105.00 FEET DEED;**

**THENCE, N 70° 06' 40" W, ALONG THE NORTH LINE OF TRACT 5, AND THE SOUTH LINE OF SAID TRACT 6, A DISTANCE OF 293.80 FOUND, AND 292.36 FEET DEED TO THE POINT OF BEGINNING AND CONTAINING 0.710 ACRES OF LAND, MORE OR LESS.**

**I, MICHAEL J. EBERLE, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED FROM A SURVEY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN.**

**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:

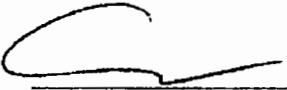
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**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's 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: October 28, 2019

  
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

  
TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, ~~DONNA STOCKMAN,~~ DAVID  
STOCKMAN, GUY WIGGS, MICHELLE SCHWARTZ, KATHY ARRINGTON, JUANITA  
COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, MICHAEL W. ZIENTZ OR  
CARL NIENDORFF - 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 Coryell  
County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.