

### 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:** 06/05/2018

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

**Place:** NAVARRO CENTER, 800 N MAIN EAST ENTRANCE 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:** 4001 FM 709 South, Corsicana, TX 75110

**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 03/01/2006 and recorded 03/03/2006 in Book RP Vol 1810 Page 585 Document 00002055, real property records of Navarro County, Texas, with **Larry Harrison, a married man & Ladonna Harrison, signing Pro Forma to perfect Lien only**, grantor(s) and ASPIRE FINANCIAL, INC., DBA TEXASLENDIN.COM, as Lender, Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-OPT3, Asset-Backed Certificates, Series 2006-OPT3, 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 **RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE HUBBARD, WES WEBB 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 **Larry Harrison, a married man & Ladonna Harrison, signing Pro Forma to perfect Lien only**, securing the payment of the indebtedness in the original principal amount of \$85,500.00, 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-OPT3, Asset-Backed Certificates, Series 2006-OPT3** is the current mortgagee of the note and deed of trust or contract lien.

2018-40  
FILED FOR RECORD  
AT 4:27 O'CLOCK P.M.

APR 26 2018

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY *met* 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:

**ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND, BEING 14.637 ACRES SITUATED IN THE ENOCH FRIER SURVEY, ABSTRACT NO. 3, AND BEING THE SAME TRACT CALLED 14.694 ACRES CONVEYED IN DEED FROM J. B. PASCHAL TO CARROLL S. BARR AND WIFE, WANDA J. BARR, DATED OCTOBER 22, 1977, AND RECORDED IN THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID 14.637 ACRES ARE MORE FULLY DESCRIBED AS FOLLOWS;**

**BEGINNING AT A 2" PIPE FOUND FOR THE SOUTH CORNER OF THE CALLED 14.694 ACRES TRACT AND THIS TRACT AND IN THE NORTHWEST CORNER OF A CALLED 10.001 ACRES TRACT, VOLUME 1047 PAGE 711, AND IN THE EAST RIGHT-OF-WAY OF FARM ROAD 709;**

**THENCE NORTH 04 DEGREES 55 MINUTES 17 SECONDS EAST ALONG THE EAST LINE OF SAID FARM ROAD PASSING A 2" PIPE FOUND AT 235.00 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1,035.00 FEET TO A ½" ROD SET FOR THE NORTHWEST CORNER OF THE CALLED 14.694 ACRES TRACT AND THIS TRACT AND IN A CORNER OF A 40 FEET ROAD;**

**THENCE NORTH 60 DEGREES 12 MINUTES 24 SECONDS EAST ALONG HE SOUTHEAST LINE OF THE CALLED 40 FEET ROAD A DISTANCE OF 346.83 FEET TO A 1/2" ROD SET FOR THE NORTH CORNER OF THE CALLED 14.694 ACRES TRACT AND THIS TRACT, AND BEING A CORNER OF THE CALLED 40 FEET ROAD AND IN THE SOUTHWEST LINE OF SW COUNTY ROAD 0014;**

**THENCE SOUTH 44 DEGREES 51 MINUTES 03 SECONDS EAST ALONG THE SOUTHWEST LINE OF SAID COUNTY ROAD A DISTANCE OF 871.09 FEET TO A 2" PIPE FOUND FOR THE EAST CORNER OF THE CALLED 14.694 ACRES TRACT, AND IN THE NORTHWEST LINE OF THE CALLED 10.001 ACRES TRACT;**

**THENCE SOUTH 59 DEGREES 44 MINUTES 17 SECONDS WEST A DISTANCE OF 1,162.76 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.637 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC**

**1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409**

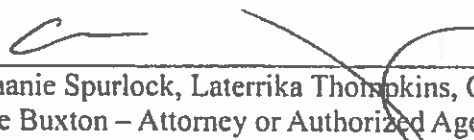
**Phone: 1-800-746-2936**

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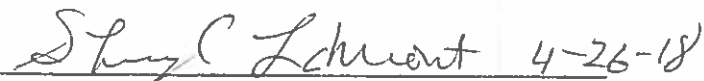
**9. Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

**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: April 25, 2018

  
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

 4-26-18  
RANDY DANIEL, CINDY DANIEL, ALLAN JOHNSTON, ROBERT LAMONT, SHARON  
ST. PIERRE, HARRIETT FLETCHER, SHERYL LAMONT, DAVID SIMS, RONNIE  
HUBBARD, WES WEBB OR CARL NIENDORFF - Substitute Trustee(s)

C/O AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

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