

TS No.: 2024-01476-TX  
24-000978-673

## 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:** 01/07/2025

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** Waller County, Texas at the following location: **THE FOYER AT THE SOUTH ENTRANCE OF 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:** 19357 PIERCEALL RD. HEMPSTEAD, TX 77445-9088

**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 04/28/2006 and recorded 05/04/2006 in Book 0956 Page 445 Document 603265, real property records of Waller County, Texas, with **TIFFANIE PURVIS, AN UNMARRIED WOMAN** grantor(s) and **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION** as Lender, **WELLS FARGO BANK, NATIONAL ASSOCIATION AS TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2** 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 **TIFFANIE PURVIS, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of \$305,000.00, 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 OPTION ONE MORTGAGE LOAN TRUST 2006-2, ASSET-BACKED CERTIFICATES, SERIES 2006-2** 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:

**FIELD NOTES FOR A 12.000 ACRE TRACT OF LAND OUT OF A 91.307 ACRE BEING A PORTION OF A 605.863 ACRE TRACT BEING MADE UP OF THREE TRACTS (CALLED 525.649 ACRES) DESCRIBED IN VOLUME 282, PAGE 527 OF THE DEED RECORDS AND PART OF A CALLED 35.000 ACRE TRACT LOCATED IN THE CHARLES DONOHO SURVEY, ABSTRACT NO. 24 AND THE JUSTO LIENDO LEAGUE, ABSTRACT NO. 41, WALLER COUNTY, TEXAS. BEGINNING AT A 1/2 INCH IRON ROD SET AT A TURNING POINT IN THE SOUTH LINE OF PIERCEALL ROAD FOR THE NORTHEAST CORNER OF THIS TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID 91.307 ACRE TRACT; THENCE: SOUTH 00° 41' 55" WEST A DISTANCE OF 977.00 FEET ALONG THE WEST LINE OF SAID PIERCEALL ROAD AND THE EAST LINE OF SAID 91.307 ACRE TRACT TO A 1/2 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE: SOUTH 89° 44' 38" WEST A DISTANCE OF 529.59 FEET TO A 1/2 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE: NORTH 01° 16' 10" WEST A DISTANCE OF 937.91 FEET TO A 1/2 INCH IRON ROD SET IN THE SOUTH LINE OF PIERCEALL ROAD, ALSO BEING NORTH LINE OF SAID 91.307 ACRES FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE: NORTH 85° 46' 03" EAST A DISTANCE OF 563.81 FEET ALONG THE SOUTH LINE OF PIERCEALL ROAD AND THE NORTH LINE OF SAID 91.307 ACRES TO THE ACTUAL PLACE OF BEGINNING AND CONTAINING 12.000 ACRES OF LAND. ALL BEARINGS RECITED HEREIN ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF PIERCEALL ROAD RUNNING NORTH 85° 46' 03" EAST. THIS SURVEY CONSISTS OF A SEPARATE PLAT AND A LEGAL DESCRIPTION.**

**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  
PO BOX 24605  
West Palm Beach, FL 33416-4605  
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: 11/20/2024



Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



C/O Power Default Services, Inc.  
7730 Market Center Ave, Suite 100  
El Paso, TX 79912  
Telephone: 855-427-2204  
Fax: 866-960-8298

For additional sale information visit: [www.auction.com](http://www.auction.com) or (800) 280-2832

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

## FILED AND RECORDED

**Instrument Number: 24-092**

Filing and Recording Date: 11/21/2024 11:34:46 AM Pages: 4 Recording Fee: \$4.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



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Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Stephanie Tompkins, Deputy

Returned To: