TS No.: 2018-01000-TX
18-002184-673

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: 06/04/2024

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

Place: Falls County, Texas at the following location: **SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS 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: County Road 173 B, Marlin, TX 76661

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 11/25/2005 and recorded 12/05/2005 in Book 183 Page 791 Document 2807 , real property records of Falls County, Texas, with **Charles Butler and wife, Gwen Butler** grantor(s) and H & R Block Mortgage Corporation, a Massachusetts Corporation as Lender, Deutsche Bank National Trust Company, as Trustee for HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4 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 **Charles Butler and wife, Gwen Butler,** securing the payment of the indebtedness in the original principal amount of **$127,500.00**, 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 HSI Asset Securitization Corporation Trust 2006 OPT4, Mortgage-Pass-Through Certificates, Series 2006-OPT4** is the current mortgagee of the note and deed of trust or contract lien.

FILED
At 10:00 o'clock A M

APR 30 2024

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY _____ DEPUTY

4816078

Notice of [Substitute] Trustee Sale

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:

A TRACT OF 2.98 ACRES OF LAND, SITUATED ABOUT 2.5 MILES NORTHEAST OF THE COURT HOUSE IN MARLIN, FALLS COUNTY, TEXAS, OUT OF THE CHAMBERS AND LA SERDA CONFLICTING GRANTS, AND BEING PART OF A 61.8 ACRE TRACT CONVEYED BY LIGE TYBOROSKI TO BILLY J. LAUDERDALE AND WIFE, MARY H. LAUDERDALE ON MAY 13, 1977, OF
RECORD IN VOLUME 303, PAGE 373, FALLS COUNTY DEED RECORDS, SAID 2.98 ACRES DESCRIBED AS FOLLOWS: BEGINNING AT 5" IRON PIPE FOR SE CORNER OF THIS, IN THE NORTH LINE OF PARSONS BRIDGE ROAD, BEING ON THE SOUTH LINE OF LAUDERDALE 61.8 ACRES,
S 70° 0` W 453 FT. FROM THE SOUTHEAST CORNER OF SAME; THENCE S 70° 0` W 180.0 FT. ALONG THE NORTH LINE PARSONS BRIDGE ROAD
AND A WIRE FENCE TO CORNER; THENCE N 24° 0` W 722.0 FT. TO AN IRON STAKE IN PASTURE, FOR NW CORNER OF THIS;
THENCE N 70° 0` E 180.0 FT. TO A 5" IRON PIPE, FOR SOUTH BRACE POST, AND NE CORNER OF THIS; THENCE S 24° 0` E 722.0 FEET PARTLY WITH A WIRE FENCE TO THE PLACE OF BEGINNING CONTAINING 2.98 ACRES OF LAND, AS SURVEYED ON THE GROUND SEPT. 14, 1993 BY ERNEST FLETES III, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1444

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: April 26, 2024

Esli Medina, Trustee Sale Associate
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.realtybid.com/texas or (877) 518-5700

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 Pete Florez 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 4-30-24 I filed this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.