




LIMESTONE COUNTY Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	DOCUMENT #: FC-2025-0007 RECORDED DATE: 01/30/2025 04:09:26 PM 	
OFFICIAL RECORDING COVER PAGE		Page 1 of 7
Document Type: FORECLOSURE Transaction Reference: Document Reference:	Transaction #: 1002452 - 1 Doc(s) Document Page Count: 6 Operator Id: Clerk	
RETURN TO: () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	SUBMITTED BY: MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2025-0007 RECORDED DATE: 01/30/2025 04:09:26 PM I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County. <div style="display: flex; align-items: center;">  <div style="text-align: center;">  Kerrie Cobb Limestone County Clerk </div> </div>		

PLEASE DO NOT DETACH
 THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

NOTE: If document data differs from cover sheet, document data always controls.
***COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

TS No.: 2025-00108-TX
25-000097-673

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: 04/01/2025

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

Place: Limestone County, Texas at the following location: **THE FRONT DOOR OF THE COURTHOUSE, 200 WEST STATE STREET 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: 101 BEESON STREET, TEHUACANA, TX 76686

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 09/03/2009 and recorded 09/14/2009 in Book RP 1321 Page 647 Document 00094008, real property records of Limestone County, Texas, with **CLAY Y. ASHMORE AND KERI L. ASHMORE, HUSBAND AND WIFE** grantor(s) and AMERIGROUP MORTGAGE CORPORATION, a Division of Mortgage Investors Corporation as Lender, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. 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 **CLAY Y. ASHMORE AND KERI L. ASHMORE, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$146,650.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** is the current mortgagee of the note and deed of trust or contract lien.

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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:

BEING A 1.8466 ACRES TRACT OF LAND SITUATED IN THE CITY OF TEHUACANA, LIMESTONE COUNTY, TEXAS, A PART OF THAT 2 ACRES TRACT AND 0.500 ACRE TRACT DESCRIBED IN THE DEED DATED MAY 1, 1987 FROM SOUTHWEST SAVING ASSOCIATION TO RONNIE TANNER ET UX RECORDED IN VOL. 780, PG. 520 DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID 1.8466 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 1/2" IRON ROD AT THE INTERSECTION OF THE NORTH LINE OF COLLEGE AVENUE AND THE EAST LINE OF BEESON ST. FOR SOUTHWEST CORNER OF BLOCK 14; THENCE DUE NORTH 244.00 FT. WITH THE EAST LINE OF BEESON ST. AND THE WEST LINE OF BLOCK 14 TO A SET 1/2" IRON ROD FOR NORTHWEST CORNER OF THIS TRACT, SAME BEING THE SOUTHWEST CORNER OF THE MADGE RAY TRACT OF RECORD IN VOL. 796, PG. 650, L.C.D.R.; THENCE DUE EAST 120.00 FT. TO A SET 1/2" IRON ROD FOR ELL CORNER IN THE NORTH LINE OF THIS TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID RAY TRACT; THENCE DUE NORTH 50.00 FT. TO A SET 1/2" IRON ROD IN THE SOUTH LINE OF NORTH FIRST ST. FOR ELL CORNER IN THE NORTH LINE OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID RAY TRACT; THENCE DUE EAST 174.00 FT. WITH THE SOUTH LINE OF NORTH FIRST ST. AND THE NORTH LINE OF BLOCK 14 TO A FOUND 1/2" IRON ROD FOR NORTHEAST CORNER OF BLOCK 14 AND THE NORTHEAST CORNER OF THIS TRACT, SAME BEING THE NORTHWEST CORNER OF THE JACE FLOYD, JR. TRACT OF RECORD IN VOL. 916, PG. 55, L.C.D.R.; THENCE DUE SOUTH 294.00 FT. WITH THE EAST LINE OF BLOCK 14 AND THE WEST LINE OF SAID FLOYD TRACT TO A FOUND 1/2" IRON ROD IN THE NORTH LINE OF COLLEGE AVE. FOR SOUTHEAST CORNER OF BLOCK 14 AND THIS TRACT; THENCE DUE WEST 294.00 FT. WITH THE NORTH LINE OF COLLEGE AVE. AND THE SOUTH LINE OF BLOCK 14 TO THE POINT OF BEGINNING, CONTAINING 1.8466 ACRES.

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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Notice of [Substitute] Trustee Sale

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: 01/28/2025



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.hubzu.com or (855) 882-1314

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.

I am Mollie McClain Certificate of Posting
whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 1-30-25 I filed this Notice of Foreclosure Sale at the office
of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.

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**C/O PHH Mortgage Corporation
PO BOX 24605
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Date: 01/28/2025



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.hubzu.com or (855) 882-1314

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I am Melanie McCoslin Certificate of Posting
whose address is c/o AVT Title Services, L.L.C. 5177 Richmond Avenue, Suite 1230,
Houston, TX 77056. I declare under penalty of perjury that on 1-30-25 I filed this Notice of Foreclosure Sale at the office
of the Limestone County Clerk and caused it to be posted at the location directed by the Limestone County Commissioners Court.