

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: 08/01/2023

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

Place: Lamar County, Texas at the following location: **THE NORTH DOOR 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: 509 PINE BLUFF ST, PARIS, TX 75460

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 12/28/2021 and recorded 12/29/2021 in Document 189502-2021, real property records of Lamar County, Texas, with **SETH BROOKS, MARRIED MAN** grantor(s) and **MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS** 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 **SETH BROOKS, MARRIED MAN**, securing the payment of the indebtedness in the original principal amount of **\$158,565.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PLAZA HOME MORTGAGE, INC.** is the current mortgagee of the note and deed of trust or contract lien.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 1st DAY OF JULY, 2023.



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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 tract of land situated In the Isaiah Davis Survey, Abstract No. 778, Lamar County, Texas, being a tract of land conveyed unto Home Vesting, LLC., by deed recorded In Volume 1899, Page 192, Real Property Records, Lamar county, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 Inch Iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of a tract of land as conveyed unto Amira Musa Sadik by deed recorded In Instrument No. 177893-2021, Official Public Records, Lamar County, Texas, said corner being In the North line of Pine Bluff Boulevard (a public right-of-way); THENCE South 89 degrees 40 minutes 07 seconds West, along the North line of said Pine Bluff Boulevard, a distance of 114.00 feet to a 1/2 Inch Iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Intersection of the North line of said Pine Bluff Boulevard and the East line of 5th Street (a public right-of-way); THENCE North along the East line of said 5th Street a distance of 163.26 feet to a 1/2 Inch Iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the southwest corner of a tract of land conveyed unto Jane Elizabeth Reese Brown by deed recorded in volume 1089, Page 21, Real Property records, Lamar County, Texas; THENCE South 89 degrees 59 minutes 59 seconds East, along the South line of said Brown tract, a distance of 114.00 feet to a 1/2 Inch Iron rod set with yellow cap stamped "CBG SURVEYING" for corner, said corner being the Northwest corner of said Sadik tract, from which a fence post found bears South 31 °14' 40" West, a distance of 1.00 feet for witness; THENCE South 00 degrees 00 minutes 01 second South along the West line of said Sadik tract a distance of 162.60 feet to the POINT OF BEGINNING and containing 18,574 square feet or 0.426 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. **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: June 23, 2023



Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton, **Glenda Hamilton** – Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakeview Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-960-8298

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 Robert LaMont 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 June 29, 2023 I filed this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.



Robert LaMont, June 29, 2023