

TS No.: 2025-00472-TX
25-000286-673

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: 05/06/2025

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**

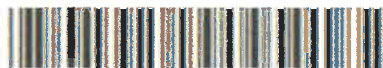
Property Address: 2910 ASPEN, PARIS, TX 75462

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 03/24/2005 and recorded 03/28/2005 in Book OR VOL 1592 Page 151 Document 00025129, real property records of Lamar County, Texas, with **Timothy LaVoy and Melissa Ann LaVoy** grantor(s) and AMERIQUEST MORTGAGE COMPANY as Lender, Wells Fargo Bank, National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-S6 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 **Timothy LaVoy and Melissa Ann LaVoy**, securing the payment of the indebtedness in the original principal amount of **\$32,400.00**, 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 Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-S6** 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 Situated within the Corporate Limits of the City of Paris, County of Lamar, and State of Texas, a part of the Wesley Askins Survey #7, and being lot 19, block "B" Oak Creek #5, said Addition being recorded in Envelope 315-C, Plat Records of said County and State. Beginning at an iron pin (f) for corner at the Northwest corner of said lot 19, said point being the Northeast corner of a called 0.46 acre tract of land conveyed C.U. McGuire. Thence South 10 Deg. 46 Min. 58 Sec. East along the East Boundary Line of said 0.46 acre tract a distance of 75.49 ft. to an iron pin (f) for corner at the Southwest corner of said lot 19 and the Northwest corner of lot 18; Thence North 79 Deg. 21 Min. 19 Sec. East a distance of 126.94 ft. to an iron pin (f) for corner at the Southeast corner of said lot 19 and the Northeast corner of said lot 18; Thence in a Northwesterly direction along the Southwesterly Boundary Line of Aspen Dr. as follows; Northwesterly around a curve (R=175', C=North 17 Deg. 04 Min. 39 Sec. West 14.3 ft.) to the right a distance of 14.3 ft.; Northwesterly around a curve (R=125', C=North 28 Deg. 06 Min. 50 Sec. West 57.84 ft.) to the left a distance of 58.37 ft.; North 41 Deg. 34 Min. 57 Sec. West a distance of 60.70 ft. to a point in concrete around a brick column for corner at the Northeast corner of said lot 19; Thence South 48 Deg. 30 Min. 21 Sec. West (reference bearing) along the Southeasterly Boundary Line of Farm Road 195 a distance of 89.63 ft. to the place of beginning. I, J.M. Nelson, Registered Professional Land Surveyor of Texas, #4025, certify that the above depicted and described tract of land was taken from an actual survey made on the ground and completed by me on the 25th day of October, 1999, that the improvements shown thereon are correct, that there doesn't appear to be any visible easements or encroachments other than those shown thereon, and that this tract of land does not appear to lie In a flood zone as indicated by the Federal Flood Insurance Maps

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: 03/19/2025



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.mwzmlaw.com/tx-investors

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 Sheryl 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 March 20, 2025 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.



Sheryl LaMont