



Notice of Substitute Trustee Sale

T.S. #: 26-19328

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **8/4/2026**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Hamilton County Courthouse in HAMILTON, Texas, at the following location:
Hamilton County Courthouse, 102 N. Rice, Hamilton, TX 76531
OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT,
PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 9/12/2022 and is recorded in the office of the County Clerk of Hamilton County, Texas, under County Clerk's File No 20222097, recorded on 9/12/2022, in Book 616, Page 742, of the Real Property Records of Hamilton County, Texas.
Property Address: 410 S BOULDIN ST HAMILTON Texas 76531

Trustor(s): **PRESTON W. GARVIN AND
AMBER N. GARVIN** Original Beneficiary: **MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.
("MERS"), AS BENEFICIARY, AS
NOMINEE FOR Amerisave Mortgage
Corporation ITS SUCCESSORS AND
ASSIGNS**

Current Beneficiary: **Planet Home Lending, LLC** Loan Servicer: **Planet Home Lending, LLC**

Current Substituted Trustees: **Auction.com, LLC, Martha Rossington, Reyn Rossington, Kim Anderson, Ron Anderson,
Louis Starzel, Tom Swearingen, Justin Slone , Rick Snoke, Prestige Default Services, LLC,
Agency Sales and Posting L LC, Resolve Trustee Services, LLC , Prestige Posting And
Publishing LLC**

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 property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash with funds being made payable to Prestige Default Services, LLC, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary has the right to direct the

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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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by PRESTON W. GARVIN AND AMBER N. GARVIN, A MARRIED COUPLE. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including by not limited to (1) the promissory note in the original principal amount of \$211,105.00, executed by PRESTON W. GARVIN AND AMBER N. GARVIN, A MARRIED COUPLE, and payable to the order of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR Amerisave Mortgage Corporation ITS SUCCESSORS AND ASSIGNS; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of PRESTON W. GARVIN AND AMBER N. GARVIN, A MARRIED COUPLE to PRESTON W. GARVIN AND AMBER N. GARVIN. Planet Home Lending, LLC is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the Note and all other amounts lawfully owing under the Note, the Deed of Trust, and all of the other associated loan documents, including, without limitation, all interest, default interest, late charges, advances, attorneys' fees and other costs and expenses. **All checks must be made payable to Prestige Default Services, LLC**

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

Planet Home Lending, LLC
321 Research Parkway
Meriden, Connecticut 06450-8301
(855) 884-2250

Dated: 5/14/26

Auction.com, LLC, Martha Rossington, Reyn Rossington, Kim Anderson, Ron Anderson, Louis Starzel, Tom Swearingen, Justin Slone, Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting L LC, Resolve Trustee Services, LLC, Prestige Posting And Publishing LLC,

/SS/ Kevin Key

Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732
Sale Line Information: (800) 793-6107
Website: www.auction.com

Posted by Eikaura Ortega Smith

EXHIBIT A: LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land being out of the James Hamilton Survey, Abstract No. 411, Hamilton County, Texas and being part of a called 4.23 acre tract of land described as "Tract One" and being all of "Tract Two" described in deed to William R. Vaughn, recorded in Volume 594, Page 643 of the Real Property Records, Hamilton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set in the east right-of-way line of South Bouldin Avenue (a 31-foot wide right-of-way) for the southwest corner of a tract of land described in deed to Parker Bays and Elizabeth Bays recorded in Volume 534, Page 627 of said Real Property Records, being the measured southwest corner of Pleasant Acres Addition, an addition to the City of Hamilton, according to the plat recorded in Volume 1, Page 17 of the Plat Records, Hamilton County, Texas and being the northwest corner of this tract; (Grid Coordinates: N:10587763.68, E:2986287.26)

THENCE departing said east right-of-way line of South Bouldin Avenue and with the south line of said Pleasant Acres Addition, South 70°33'00" East, a distance of 386.50 feet to a 3" pipe corner post found in the west line of a tract of land described as "Tract Two" in deed to Robert W. Jarvis recorded in Volume 470, Page 14 of said Real Property Records for the occupied southeast corner of a tract of land described in deed to Ping N. Tan and wife, Shue Tan recorded in Volume 266, Page 555 of the Deed Records of Hamilton County, Texas, being the occupied northeast corner of said 4.23 acre tract and being the northeast corner of this tract;

THENCE with said west line of the Jarvis Tract, South 17°31'17" West, passing a 1/2" iron rod with plastic cap stamped "PRICE" found for the southwest corner of said Jarvis Tract at a distance of 278.64 feet and continuing in all a total distance of 342.18 feet to a 1/2" iron rod with plastic cap stamped "H&P RPLS 6827" set for the northeast corner of a called 0.898 acre tract of land described in deed to Barbara Hopper recorded in Volume 539, Page 471 of said Real Property Records and being the southeast corner of this tract;

THENCE with the north line of said 0.898 acre tract, North 73°54'17" West, passing a 3" pipe corner post found for the northeast corner of a called 0.54 acre tract of land described in deed to Richard Wayne Lowe recorded in Volume 439, Page 659 of said Real Property Records at a distance of 175.01 feet and continuing in all a total distance of 252.67 feet to a 2" pipe corner post found for the southeast corner of a called 0.43 acre tract of land described in deed to Randol L. Conner and spouse, Patty J. Conner recorded in Volume 321, Page 563 of said Real Property Records and being the southwest corner of this tract;

THENCE with the east line of said 0.43 acre tract, North 15°15'41" East, a distance of 139.16 feet to a 2" pipe corner post found for the northeast corner of said 0.43 acre tract, being the southeast corner of said Tract Two;

THENCE with the south line of said Tract Two, North 71°56'37" West, a distance of 125.99 feet to a 2" pipe corner post found in said east right-of-way line of South Bouldin Avenue for the southwest corner of said Tract Two and being the westernmost southwest corner of this tract;

THENCE with said east right-of-way line, the following courses and distances:
North 18°05'14" East, a distance of 80.28 feet to a 2" pipe corner post found for the northwest corner of said Tract Two;
North 16°18'04" East, a distance of 141.00 feet to the **POINT OF BEGINNING** and containing 2.7002 acres or 117,620 square feet of land.

FILED and RECORDED

Instrument Number: 20260836 B: RP V: 673 P: 171

Filing and Recording Date: 05/14/2026 02:28:44 PM Recording Fee: 2.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the REAL PROPERTY RECORDS of Hamilton County, Texas.



Rachel L. Geeslin

Rachel Lamb Geeslin, County Clerk
Hamilton 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.