AT 1:18 FILED O'CLOCK P M

JAN 25 2024

COUNTY CLERK, CORYELL CO., TEXAS

TS No.: 2024-00138-TX
24-000060-673

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: 04/02/2024

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: Coryell County, Texas at the following location: **NORTH DOOR/STEPS/PORCH THE NORTH ENTRANCE TO 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: 1266 MARISSA DR, COPPERAS COVE, TX 76522

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 04/11/2023 and recorded 04/13/2023 in Document 362809, real property records of Coryell County, Texas, with **BILLY J BROWN, AN UNMARRIED MAN AND LANAYA CHILDERS, AN UNMARRIED WOMAN.** grantor(s) and PLAZA HOME MORTGAGE, INC. 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 **BILLY J BROWN, AN UNMARRIED MAN AND LANAYA CHILDERS, AN UNMARRIED WOMAN.**, securing the payment of the indebtedness in the original principal amount of **$265,109.00**, 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.

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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 ALL THAT CEBEING ALL THAT CERTAIN 10.00 ACRE TRACT OF LAND SITUATED IN THE ELIZABETH JONES SURVEY, ABSTRACT NO. 552, AND BEING ALL OF THE CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JOSE L. BERMUDEZ, RECORDED IN INSTRUMENT NO 339995, DEED RECORDS OF CORYELL COUNTY, TEXAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "CCC 4835" FOUND, IN A CURVE TO THE LEFT AT THE SOUTH END OF MARISSA DRIVE, DESCRIBED AS A CALLED 2.75 ACRE NON-EXCUSIVE ROAD ACCESS EASEMENT, RECORDED IN INSTRUMENT NO. 317647, DEED RECORDS OF CORYELL COUNTY, TEXAS, BEING A CORNER IN THE WEST LINE OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO ADRIANR. WILSON SR. AND SHANELL D. WILSON, RECORDED IN INSTRUMENT NO. 326084, DEED RECORDS OF CORYELL COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DAVID SEAN ELLISON, RECORDED ININSTRUMENT NO. 352282, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, S 16° 52` 10" W, 891.66 FEET (DEED S 16° 52` 04" W, 891.79 FEET), ALONG THE WEST LINE OF THE SAID ELLISON TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED "CCC 4835" FOUND, AT THE SOUTHWEST CORNER OF THE SAID ELLISON TRACT AND IN THE NORTH LINE OF A CALLED 496.019 ACRE TRACT OF LAND DESCRIBED IN A DEED TO PAUL SPICER AND DAVID SPICER, RECORDED IN INSTRUMENT NO.154437, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N 72° 33` 09" W, 855.55 FEET (DEED N 72° 33` 14" W, 855.48 FEET), ALONG THE NORTH LINE OF THE SAID 496.019 ACRE TRACT, TO A COTTON SPINDLE FOUND, AT THE SOUTHEAST CORNER OF A CALLED 17.97 ACRE TRACT OF LAND DESCRIBED IN A DEED TO GIVONCHIEUZOMA EMEANA, RECORDED IN INSTRUMENT NO. 329518, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, N 16° 53` 46" E, 495.17 FEET (DEED N 16° 53` 09" E, 495.28 FEET), ALONG THE EAST LINE OF THE SAID 17.97 ACRE TRACT, TO A 1/2" IRON ROD WITH CAP STAMPED "CCC 4835" FOUND, AT THE SOUTHWEST CORNER OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A DEED TO DOMINIC QUINN MILES AND KIESHANA JOAN PANGELINAN MILES, RECORDED IN INSTRUMENT NO 315152, DEED RECORDS OF CORYELL COUNTY TEXAS, FOR THE WESTERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, ALONG SOUTH AND EAST LINES OF THE SAID MILES TRACT THE FOLLOWING TWO COURSES AND DISTANCES: 1. THENCE, S 72° 33` 33" E, 825.21 FEET (DEED S 72° 33` 14" E, 825.32 FEET), TO A 1/2" IRON ROD FOUND, FOR AN INSIDE ELL CORNER OF THE HEREIN DESCRIBED TRACT; 2. THENCE, N 16° 52` 17" E, 402.81 FEET (DEED N 16° 52` 04" E, 402.96 FEET), TO A 1/2" IRON ROD FOUND, IN A CURVE TO THE LEFT AT THE SOUTH END OF MARISSA DRIVE, FOR THE NORTHERNMOST NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE, 31.09 FEET ALONG THE ARC OF THE SAID CURVE TO THE LEFT, WHICH HAS A RADIUS OF 70.00 FEET, AND A CHORD BEARING AND DISTANCE OF S 60° 32` 13" E, 30.84 FEET, TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES OF LAND, MORE OR LESS

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: January 24, 2024

Karita Robinson

Karita Robinson, Trustee Sale Assistant

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.

Certificate of Posting

I am Donna Stockman 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 1-25-24 I filed this Notice of Foreclosure Sale at the office of the Coryell County Clerk and caused it to be posted at the location directed by the Coryell County Commissioners Court.