

AUG 20 2026

Jennifer D. Newton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: BEING A TRACT OF LAND IN CORYELL COUNTY, TEXAS, PART OF THE A. ROEDER SURVEY, ABSTRACT NO. 879 AND THE LAND HEREIN DESCRIBED BEING PART OF THAT CERTAIN 68 ACRE TRACT OF LAND DESCRIBED IN A DEED TO F. E. CAMPBELL, BEING OF RECORD IN VOLUME 162, PAGE 130, DEED RECORDS OF CORYELL COUNTY, TEXAS AND BEING PART OF THAT CERTAIN 1.98 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM CURTIS A. DAVIS, JR. TO PHYLLIS DAVIS, BEING OF RECORD IN VOLUME 531, PAGE 229, DEED RECORDS OF CORYELL COUNTY, TEXAS.

BEGINNING AT A 3/8 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 35 THAT BEARS NORTH 54 DEGREES 55 MINUTES 00 SECONDS WEST 341.31 FEET FROM THE NORTHWEST CORNER OF A 0.053 ACRE TRACT OF LAND DESCRIBED IN A DEED TO FLAT WATER SUPPLY CORPORATION, BEING OF RECORD IN VOLUME 251, PAGE 543, DEED RECORDS OF CORYELL COUNTY, TEXAS, FOR THE NORTHEAST CORNER OF THIS.

THENCE SOUTH 27 DEGREES 00 MINUTES 36 SECONDS WEST 115.98 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "M & ASSOC., KILLEEN" SET FOR A CORNER OF THIS.

THENCE SOUTH 19 DEGREES 38 MINUTES 28 SECONDS WEST 216.72 FEET TO A 3/8 INCH IRON ROD FOUND, FOR A CORNER OF THIS.

THENCE SOUTH 21 DEGREES 59 MINUTES 31 SECONDS WEST 48.49 FEET TO A 1/2 INCH IRON ROD FOUND FOR A CORNER OF THIS.

THENCE SOUTH 46 DEGREES 59 MINUTES 14 SECONDS WEST 29.12 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "M & ASSOC., KILLEEN" SET IN THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 36 FOR THE SOUTHEAST CORNER OF THIS.

THENCE NORTH 70 DEGREES 08 MINUTES 03 SECONDS WEST 159.89 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "M & ASSOC., KILLEEN" SET, FOR THE SOUTHWEST CORNER OF THIS.

THENCE NORTH 20 DEGREES 49 MINUTES 35 SECONDS EAST 455.46 FEET TO A 3/8 INCH IRON ROD WITH CAP STAMPED "M & ASSOC., KILLEEN" SET IN THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 36, FOR THE NORTHWEST CORNER OF THIS.

THENCE WITH THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 38, SOUTH 54 DEGREES 55 MINUTES 00 SECONDS EAST 187.55 FEET TO THE POINT OF BEGINNING CONTAINING 1.711 ACRES OF LAND.

THE BEARINGS FOR THE ABOVE DESCRIPTION ARE BASED UPON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 36 AS DESCRIBED IN THE AFOREMENTIONED 0.083 ACRE TRACT TO FLAT WATER SUPPLY CORPORATION.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 08/25/2005 and recorded in Document 186946 real property records of Coryell County, Texas.

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

Date: 10/06/2026

Time: 11:00 AM

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 or as designated by the County Commissioners Court.

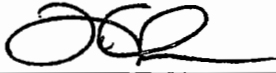
4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of 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.

5. Obligations Secured. The Deed of Trust executed by PHYLLIS DAVIS, provides that it secures the payment of the indebtedness in the original principal amount of \$124,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, ASSET BACKED PASS-THROUGH CERTIFICATES is the current mortgagee of the note and deed of trust and NEWREZ LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, ASSET BACKED PASS-THROUGH CERTIFICATES c/o NEWREZ LLC, 17000 Katy Freeway, Suite 300, Houston, TX 77094 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NEW CENTURY HOME EQUITY LOAN TRUST, SERIES 2005-D, ASSET BACKED PASS-THROUGH CERTIFICATES obtained a Order from the 440th District Court of Coryell County on 08/04/2025 under Cause No. DC-25-56781. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. **Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Sheridan Stills, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

For additional sale information visit: www.auction.com or (800) 280-2832

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 08/20/26 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.