

NO. _____ TIME 12:26 PM

TS No.: 2024-01551-TX
24-001035-673

JUL 31 2025

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

By [Signature]

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: 10/07/2025

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

Place: Tyler County, Texas at the following location: **ALL THAT AREA UNDER THE STEPS GIVING ACCESS TO THE NORTH ENTRANCE TO THE SECOND FLOOR OF THE COURTHOUSE, BOUNDED ON THE SOUTH BY THE NORTH WALL OF THE COURTHOUSE BUILDING, MORE PARTICULARLY ALL THAT AREA LYING WITHIN 6 FEET AND 8 INCHES ON EITHER SIDE OF A LINE BEGINNING AT THE MIDDLE OF THE NORTH ENTRANCE OF THE FIRST FLOOR OF THE COURTHOUSE AND RUNNING DUE NORTH 19 FEET AND 6 INCHES, 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: 701 COBB MILL RD, WOODVILLE, TX 75979

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 04/13/2022 and recorded 04/18/2022 in Book 1298 Page 850, real property records of Tyler County, Texas, with **ANNIBAL GOMEZ MORENO AND ESMERALDA MARIE CONTRERAS, AS COMMUNITY PROPERTY** grantor(s) and **EVERETT FINANCIAL INC DBA SUPREME LENDING** 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 **ANNIBAL GOMEZ MORENO AND ESMERALDA MARIE CONTRERAS, AS COMMUNITY PROPERTY**, securing the payment of the indebtedness in the original principal amount of \$152,192.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PHH MORTGAGE CORPORATION** 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:

2.028 ACRE TRACT, JOSIAH WHEAT SURVEY A-657, TYLER COUNTY, TEXAS FIELD NOTES, 2.028 ACRE TRACT IS SITUATED IN THE JOSIAH WHEAT SURVEY ABSTRACT 657 TYLER COUNTY TEXAS AND BEING THE CALLED 2 ACRE TRACT CONVEYED TO NICOLA MOYE BY DEED RECORDED IN VOLUME 1151 PAGE 156 OFFICIAL PUBLIC RECORDS TYLER COUNTY (OPRTC). THE SAID 2.028 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEARINGS ARE BASED ON THE EAST LINE OF SAID CALLED 2 ACRE TRACT V-1151 P-156 OPRTC, CALLED SOUTH BEGINNING AT A 1/2" IRON ROD CAPPED RPLS 2512 FOUND ON THE SOUTH RIGHT OF WAY OF COBB MILL ROAD FOR THE NORTHEAST CORNER OF SAID 2 ACRE TRACT AND NORTHWEST CORNER OF A CALLED 2.177 ACRE TRACT VOLUME 780 PAGE 831 OPRTC A 1/2" IRON ROD CAPPED MEANS FOUND FOR THE NORTHEAST CORNER OF SAID 2.177 ACRE TRACT BEARS S 89 DEG 10' 58" E 155.95 FEET; THENCE SOUTH 565.68 FEET (CALL 558.33 FEET) WITH THE EAST LINE OF SAID 2 ACRE TRACT AND WEST LINE OF SAID 2.177 ACRE TRACT TO AN AXLE FOUND FOR THE SOUTHEAST CORNER OF SAID 2 ACRE TRACT, A FOUND CONCRETE MONUMENT BEARS S 05 DEG 09" E 4.23 FEET; THENCE N 89 DEG 11' 40" W (CALL WEST) WITH THE SOUTH LINE OF SAID 2 ACRE TRACT AND ALONG WITH THE NORTH LINE OF A CALLED 10.000 ACRE TRACT VOLUME 1071 PAGE 723 OPRTC AND A CALLED 56.50 ACRE TRACT VOLUME 735 PAGE 163 OPRTC, AT 77.77 FEET PASS 4.52 FEET NORTH OF A FOUND CONCRETE MONUMENT AND A TOTAL DISTANCE OF 156.09 FEET (CALLED 156.11 FEET) TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2 ACRE TRACT AND SOUTHEAST CORNER OF A CALLED 1.80 ACRE TRACT VOLUME 575 PAGE 377 OPRTC; THENCE N 00 DEG 00' 20" W 565.99 FEET (CALL NORTH 558.33 FEET) WITH THE WEST LINE OF SAID 2 ACRE TRACT AND EAST LINE OF SAID 1.80 ACRE TRACT TO A 1/2" IRON ROD CAPPED RPLS 2512 FOUND IN THE SOUTH RIGHT OF WAY OF COBB MILL ROAD; THENCE S 89 DEG 04' 58" E 156.15 FEET (CALLED EAST 156.11 FEET) WITH THE SOUTH RIGHT OF WAY OF COBB MILL ROAD TO THE PLACE OF BEGINNING CONTAINING 2.028 ACRE OF LAND MORE OR LESS. THESE FIELD NOTES ARE BASED ON A PLAT AND ON THE GROUND SURVEY MADE BY DONALD E. OGDEN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5217 APRIL 4 2022.

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: July 20, 2025



**Sandra White – 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.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 _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Tyler County Clerk and caused it to be posted at the location directed by the Tyler County Commissioners Court.