

NO. _____ TIME 2:30 PM

JUN 18 2025

TS No.: 2025-00422-TX
25-000537-673

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

By James

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: 08/05/2025

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: 176 COBB MILL ROAD, 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 06/11/1999 and recorded 06/16/1999 in Book 660 Page 63 Document 99-2384, real property records of Tyler County, Texas, with **DONNIE SPEARS, FELISHA SPEARS** grantor(s) and **FIRSTCAPITAL BANK, SSB** as Lender, **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1** 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 **DONNIE SPEARS, FELISHA SPEARS**, securing the payment of the indebtedness in the original principal amount of **\$37,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR GSAMP TRUST 2006-SEA1, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-SEA1** 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:

FILED NOTES TO A 1.650 ACRE TRACT OF LAND AS SITUATED IN THE JOSIAH WHEAT SURVEY, A-657, TYLER COUNTY, TEXAS AND BEING A RESURVEY OF THAT SAME 1.65 ACR TRACT CONVEYED TO EDDY LEE HARRISON BY DEED RECORDED IN VOLUME 281, PAGE 445 OF THE DEED RECORDS OF TYLER COUNTY. SAID 1.650 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A P-K NAIL SET IN THE CENTER OF COBB MILL ROAD FOR THE NORTHEAST CORNER OF SAID HARRISON 1.65 ACRES AND OF THIS TRACT, SAME BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE DAVID P. MANN 17.35 ACRE TRACT DESCRIBED IN VOLUME 40, PAGE 66 OF THE DEED OF TRUST RECORDS OF TYLER COUNTY;

THENCE S 00°12'05"W WITH THE UPPER WEST LINE OF SAID MANN 17.35 ACRES, AT 20.00 FT. PASS A 1" IRON PIPE FOUND FOR A REFERENCE CORNER, IN ALL 294.29 FT. TO A 1/2" IRON ROD SET FOR AN INTERIOR ANGLE CORNER OF SAME AND THE SOUTHEAST CORNER OF SAID HARRISON TRACT AND OF THIS TRACT;

THENCE N 89°40'20"W 243.75 FT., WITH THE LOWER NORTH LINE OF SAID MANN 17.35 ACRES, TO A 1" IRON PIPE FOUND FOR THE MOST WESTERLY NORTHWEST CORNER OF SAME AND THE SOUTHWEST CORNER OF SAID HARRISON TRACT AND OF THIS TRACT ON THE WEST LINE OF THE FRANKLIN W. VIRVA, JR. 44.26 ACRE TRACT RECORDED IN VOLUME 640, PAGE 597 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY;

THENCE NORTH, WITH THE EAST LINE OF SAID VIRVA 44.26 ACRE TRACT, AT 274.29 FT. PASS A 1/2" IRON ROD SET FOR A REFERENCE CORNER, IN ALL 294.29 FT. TO A P-K NAIL SET IN THE CENTER OF SAID COBB MILL ROAD FOR THE MOST NORTHERLY NORTHEAST CORNER OF SAID 44.26 ACRES AND THE NORTHWEST CORNER OF SAID HARRISON TRACT AND OF THIS TRACT;

THENCE S 89°40'20"E 244.78 FT., WITH THE CENTER OF SAID COBB MILL ROAD, TO THE PLACE OF BEGINNING AND CONTAINING WITHIN THESE BOUNDS 1.650 ACRE OF LAND.

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**

TS No.: 2025-00422-TX
25-000537-673

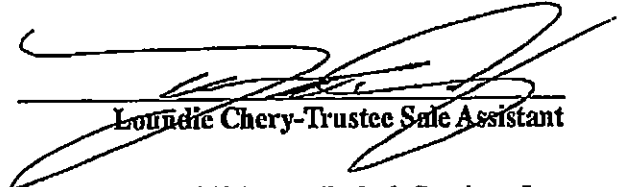
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9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's 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: June 17, 2025



Loundie Chery-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.auction.com or (800) 280-2832

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.