

TS No. 2024-00379-TX
24-000176-673

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: 05/07/2024

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

Place: Harris County, Texas at the following location: AT THE MAGNOLIA SOUTH BALLROOM OF THE BAYOU CITY EVENT CENTER LOCATED AT 9401 KNIGHT ROAD, HOUSTON, TX 77045 PER ORDER RECORDED IN CLERK'S FILE NO. RP-2023-304925, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court, 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: 17218 HALEY FALLS LANE, HOUSTON, TX 77095

2. Terms of Sale: The sale will be conducted as a public sale 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 "AS IS" WITHOUT ANY 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 04/14/2003 and recorded 04/21/2003 in Book 566-36 Page 2098 Document W598101, real property records of Harris County, Texas, with JOSE CORTES AND SPOUSE, VERONICA CORTES and SOUTHSTAR FUNDING, L.L.C. 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 77055, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by JOSE CORTES AND SPOUSE, VERONICA CORTES, securing the payment of the indebtedness in the original principal amount of \$139,500.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note. The Bank of New York Mellon Trust Company, N.A., as successor-in-interest to all permitted successors and assigns of Bank One, National Association, as Trustee, for certificateholders of ACE Securities Corp. Home Equity Loan Trust, Series 2003-HS1 Asset Backed Pass-Through Certificates is the current mortgagee of the note and deed of trust or contract lien.

TS No.: 2024-001794
24-000179

Notice of [Substitute] Trustee Sale

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and lender has requested to sell said property to satisfy said indebtedness.

7. **Property to be sold:** The property to be sold is described as follows: **L-33.1**

LOT THIRTY-THREE (33) BLOCK ONE (1) OF SHEFFIELD ESTATES, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN FILE CODE NO. 493016 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

8. **Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagor by virtue of a servicing agreement with the Mortgagor. 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 mortgagor, whose address is:

**C/O PHH Mortgage Corporation
PO BOX 24605 West Palm Beach, FL 33416-4605
Phone: 877-744-2506**

TS No.: 2024-00379-TX
24-000178-673

Notice of [Substitute] Trustee Sale

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 TRUSTEES AUTHORIZED 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: March 11, 2024

Karla Robinson
Karla 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: 855-960-8298

For additional sale information visit: www.realtybid.com/tx or (877) 518-5700

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.

I am, _____, County Clerk of Harris County, Texas, hereby certifying that the above Notice of Trustee Sale was filed in the office of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioners Court.