

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: 09/06/2022

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: 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if this 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: 3611 LANCASTER WALK DR, HOUSTON, TX 77066-4104

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 09/13/2003 and recorded 09/22/2003 in Book 375-53 Page 2355 Document X043095, real property records of Harris County, Texas, with SANDRA NICELY FALCONER, A SINGLE PERSON grantor(s) and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION as Lender, HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2003-OP1 as Beneficiary. X043095

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 SANDRA NICELY FALCONER, A SINGLE PERSON, securing the payment of the indebtedness in the original principal amount of \$72,800.00, and obligations therein described including but not limited to the promissory note, and all modifications, renewals and extensions of the promissory note, HSBC Bank USA, National Association, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2003-OP1 is the current mortgage of the note and deed of trust or contract lien.

Auction or Dasigenis



TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

FRCL-2022-3610

FILED 7/21/2022 12:13:46 PM

09/03

TS No: 2022-0070)-TX
22-000377-373

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 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:

LOT THREE (3), IN BLOCK SIX (6), OF NORTHCLIFFE MANOR, SECTION ONE (1), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREON RECORDED IN VOLUME 288, PAGE 288 PAGE 119 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS

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. PHE Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagor, whose address is:

**C/O PHE Mortgage Corporation
1 Mortgage Way Mt. Laurel, NJ 08054
Phone: 877-744-2506**

TS No: 2022-00761-TX
22-000377-073

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 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 18, 2022


Amanda Scott, Iman Walcott, Larisha Humphrey, Claire Buxton, Glenda Hamilton - Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
2300 Lakewood Parkway, Suite 756
Alpharetta, GA 30009
Telephone: 855-427-2204
Fax: 866-959-8298

Auction or Dasigenis

**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 JANAY DASIGENIS whose address is 40 AVT Title Services, L.L.C. 3177 Richmond Avenue, Suite 1230,
Houston, TX 77056, I declare under penalty of perjury that on 7/21/22 I filed this Notice of Foreclosure Sale in the office
of the Harris County Clerk and caused it to be posted at the location directed by the Harris County Commissioner's Court.