

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: 02/03/2026

Time: The sale will begin at 11:00 AM or not later than three hours after that time

Place: Falls County, Texas at the following location: SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE FALLS COUNTY COURTHOUSE AT MARLIN IN FALLS COUNTY, TEXAS 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: 104 CR 412B, LOTI, TX 76656

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 06/21/2021 and recorded 06/22/2021 in Book OR 00390 Page 00822 Document 00007116, real property records of Falls County, Texas, with AUDREY DENENE HAYSLIP AND MARK HAYSLIP, WIFE AND HUSBAND grantor(s) and AMERICAN FINANCIAL NETWORK, INC. 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 AUDREY DENENE HAYSLIP AND MARK HAYSLIP, WIFE AND HUSBAND, securing the payment of the indebtedness in the original principal amount of \$179,797.00, 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.

FILED
At 9:41 o'clock AM
DEC 16 2025
ELIZABETH PERIT, COUNTY CLERK
FALLS COUNTY, TEXAS
BY [Signature] DEPUTY

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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:

BEING A 1.01 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE WILLIAM GILMORE SURVEY, ABSTRACT NO. 193, FALLS COUNTY, TEXAS, AND BEING OUT OF A CALLED LOT #7 OF AN UNRECORDED SUBDIVISION MAP AS SHOWN ON A MAP RECORDED IN VOLUME 71, PAGE 413 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, SAID 1.01 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A ½ INCH IRON ROD FOUND AT A FENCE CORNER AT THE NORTHEAST CORNER OF SAID LOT #7, SAME BEING THE NORTHWEST CORNER OF LOT #6 OF SAID UNRECORDED SUBDIVISION, LOCATED ON THE SOUTH LINE OF COUNTY ROAD NO. 412-B, FOR THE NORTHEAST CORNER OF THIS; THENCE ALONG THE EAST LINE OF SAID LOT #7, COMMON BOUNDARY WITH SAID LOT #6 AND ALONG A FENCE LINE S 32 DEGREES 03 MINUTES 39 SECONDS E A DISTANCE OF 365.68 FEET TO A ½ INCH ROD WITH YELLOW CAP SET FOR THE SOUTHEAST CORNER OF THIS; THENCE ACROSS SAID LOT #7, THE FOLLOWING COURSES AND DISTANCES: S 60 DEGREES 56 MINUTES 15 SECONDS W A DISTANCE OF 171.20 FEET TO A ½ INCH ROD FOUND FOR THE SOUTHWEST CORNER OF THIS; N 29 DEGREES 20 MINUTES 49 SECONDS W A DISTANCE OF 265.56 FEET TO A ½ INCH IRON ROD FOUND ON THE NORTH LINE OF SAID LOT #7 LOCATED ON THE SOUTH LINE OF SAID ROAD FOR THE NORTHWEST CORNER OF THIS; AND N 61 DEGREES 01 MINUTES 34 SECONDS E A DISTANCE OF 158.62 FEET TO THE POINT OF BEGINNING, IN ALL CONTAINING 1.01 ACRES OF LAND, MORE OR LESS.

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

FILED
9:41 o'clock AM
DEC 16 2025
ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS
BY  DEPUTY

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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: December 12, 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.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.

I am Peter Florez ^{Certificate of Posting} 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 12-16-25 I filed this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

FILED
At 9:41 a'clock AM

DEC 16 7

ELIZABETH PEREZ, COUNTY CLERK
FALLS COUNTY, TEXAS

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