

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: 11/03/2026

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: 25143 BRIGHTWOOD LANE, HUFFMAN, TX 77336

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 01/24/2023 and recorded 01/26/2023 in Document RP-2023-27903, real property records of Harris County, Texas, with **CAROLINE FEARING, AN UNMARRIED WOMAN** grantor(s) and **NATIONS DIRECT MORTGAGE, LLC** 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 **CAROLINE FEARING, AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$132,900.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Nations Direct Mortgage, LLC** 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:

FIELD NOTES FOR A SURVEY OF 0.445 ACRES OF LAND, BEING COMPRISED OF LOT 83 AND LOT 84, IN BLOCK 6, OF HUFFMAN HEIGHTS, AN UNRECORDED SUBDIVISION IN THE JOHN MERRY SURVEY, A-49, HARRIS COUNTY, TEXAS, AND BEING RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. 2017289297, SAID 0.445 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 83 AND THE NORTHEAST CORNER OF LOT 82 OF HUFFMAN HEIGHTS, SAME BEING LOCATED IN THE WEST MARGIN OF A PUBLIC RIGHT-OF-WAY HAVING A WIDTH OF 50 FEET KNOWN AS BRIGHTWOOD LANE AT THE TIME OF THIS SURVEY;

THENCE N 89 DEG. 44 MIN. 15 SEC. W, 139.52 FEET WITH THE SOUTH LINE OF LOT 83 AND THE NORTH LINE OF LOT 82 TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 83 AND THE NORTHWEST CORNER OF LOT 82, SAME BEING LOCATED IN THE EAST PROPERTY LINE OF LOT 89 OF HUFFMAN HEIGHTS;

THENCE N 00 DEG. 34 MIN. 59 SEC. E, PASSING A 5/8 IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 89 OF HUFFMAN HEIGHTS AT 12.63 FEET, CONTINUING FOR A TOTAL OF 70.00 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 83 AND THE SOUTHWEST CORNER OF LOT 84;

THENCE N 00 DEG. 26 MIN. 59 SEC. E, PASSING A 5/8 IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 87 OF HUFFMAN HEIGHTS AT 62.92, CONTINUING FOR A TOTAL OF 70.00 FEET TO A POINT AT THE NORTHWEST CORNER OF LOT 84 AND THE SOUTHWEST CORNER OF LOT 85 OF HUFFMAN HEIGHTS;

THENCE N 89 DEG. 56 MIN. 33 SEC. E, 136.48 FEET WITH THE NORTH LINE OF LOT 84 AND THE SOUTH LINE OF LOT 85 TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 84 AND THE SOUTHEAST CORNER OF LOT 85, SAME BEING LOCATED IN SAID WEST MARGIN OF BRIGHTWOOD LANE;

THENCE S 00 DEG. 43 MIN. 25 SEC. E, 140.78 FEET WITH SAID WEST MARGIN TO THE POINT OF BEGINNING, AND CONTAINING 0.445 ACRES 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. **Onity Mortgage Corporation f/k/a PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O Onity Mortgage Corporation f/k/a PHH Mortgage Corporation

**PO BOX 24605
West Palm Beach, FL 33416-4605**

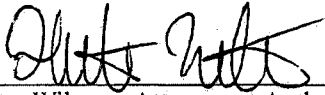
Phone: 877-744-2506

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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: September 2, 2026



Hunter Wilson – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
114 Mesa Park Drive, 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.