FILED 10/22/2026 10:41:55 AM FRCL-2026-7980 TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS

TS No.: 2026-06876
26-000070-568

# 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:** 12/01/2026

**Time:** The sale will begin at 12:00 PM 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:** 22602 Holly Creek Trail, Tomball, TX 77377

**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. If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.

**3. Instrument to be Foreclosed:** The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 12/23/2025 and recorded 12/29/2025 in Document RP-2025-510316, real property records of Harris County, Texas, with **PM Green Acres Developer, LLC, a Texas Limited Liability Company** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR HOMEXPRESS MORTGAGE CORP, ITS SUCCESSORS AND ASSIGNS as Lender, Homexpress Mortgage Corporation 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 **PM Green Acres Developer, LLC, a Texas Limited Liability Company,** securing the payment of the indebtedness in the original principal amount of **$1,750,000.00,** and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Homexpress Mortgage Corporation** is the current mortgagee of the note and deed of trust or contract lien.

**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: SEE EXHIBIT A

**8. Mortgage Servicer Information:** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement.

**Servis One, Inc., dba BSI Financial Services**
**4200 Regent Blvd, Suite B200**
**Irving, TX 75063**
**Phone: 800-327-7861**

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**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:** 10/21/2026

Marisa Vidrine

**Printed Name:** Marisa Vidrine

**Entra Default Solutions, LLC**
**1355 Willow Way, Suite 115**
**Concord, CA 94520**
**Telephone: (925) 272-4993**
**Authorized Agent of the Mortgagee or Mortgage Servicer**

For additional sale information visit: www.mwzmlaw.com/tx-investors

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# EXHIBIT A

Being a tract of land situated in the John J. Edwards Survey, Abstract No. 20, Harris County, Texas, same being the remainder of that tract of land conveyed to Douglas D. Beckman and Kathleen R. Beckman, by deed recorded in Document No. P207490, Official Public Records of Harris County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Edward D. Gillett and wife, Melody Canellis Gileett, by deed recorded in Document No. T1671540, Official Public Records of Harris County, Texas, and lying along the Southeast line of Holly Creek Trail (60 foot right-of-way);

Thence North 88 degrees 37 minutes 24 seconds East, along the South line of said Gillett tract, a distance of 385.95 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of aforesaid Gillett tract, and lying along the West line of that tract of land conveyed to Duanne Mann and Joanna Mann, husband and wife, by deed recorded in Document No. U514675, Official Public Records of Harris County, Texas;

Thence South 01 degree 22 minutes 37 seconds East, along said West line of Mann tract, a distance of 425.28 feet to a 5/8 inch iron rod found for corner, said corner being the Northeast corner of that tract of land conveyed to Duanne Mann and spouse, Joanna Mann, by deed recorded in Document No. V679260, Official Public Records of Harris County, Texas;

Thence South 88 degrees 37 minutes 49 seconds West, along the North line of said Mann tract (V679260), a distance of 612.83 feet to a 1/2 inch Iron rod found for corner, said corner being the Northwest corner of said Mann tract (V679260), and lying along the aforementioned Southeast line of Holly Creek Trail;

Thence North 23 degrees 25 minutes 41 seconds East, along the Southeast line of said Holly Creek Trail, a distance of 1.08 feet to a point for corner, said corner being the beginning of a non-tangent curve turning to the right, with a radius of 2235.06 feet, a delta angle of 06 degrees 34 minutes 07 seconds, a chord bearing of North 27 degrees 07 minutes 50 seconds East, and a chord length of 256.10 feet;

Thence along said curve to the right, an arc length of 256.24 feet to a 1/2 iron rod found for corner;

Thence North 30 degrees 19 minutes 59 seconds East, a distance of 107.39 feet to a point for corner, said corner being the beginning of a non-tangent curve turning to the left, with a radius of 430.00 feet, a delta angle of 15 degrees 45 minutes 38 seconds, a chord bearing of North 22 degrees 30 minutes 34 seconds East, and a chord length of 117.91
feet;

Thence along said curve to the left, along said Southeast line of Holly Creek Trail, an arc length of 118.28 feet to the point of beginning and containing 211, 377 square feet or 4.85 acres of land.