

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: 01/07/2025

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

Place: Galveston County, Texas at the following location: **OUTSIDE THE WEST ENTRANCE TO THE GALVESTON COUNTY COURTHOUSE, 722 MOODY, GALVESTON, TEXAS 77550 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: SEE LEGAL DESCRIPTION, HITCHCOCK, TX 77563

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 If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.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 04/29/2022 and recorded 05/03/2022 in Document 2022029852, real property records of Galveston County, Texas, with **DHD Corporation** grantor(s) and **PARK PLACE FINANCE, LLC, A TEXAS LIMITED LIABILITY COMPANY** as Lender, **EF MORTGAGE, LLC** 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 **DHD Corporation**, securing the payment of the indebtedness in the original principal amount of **\$759,525.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **EF MORTGAGE, LLC** 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

TS No.: 2024-06018
24-000112-568

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: 11/6/2024

Maniss Vidrine
Printed Name: Maniss 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

Certificate of Posting

I am _____ 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 _____ I filed this Notice of Foreclosure Sale at the office of the Galveston County Clerk and caused it to be posted at the location directed by the Galveston County Commissioners Court.

TS No.: 2024-06018
24-000112-568

EXHIBIT A

TRACT I (6 SUGARLOAF) LOT THREE (3) IN BLOCK FIVE (5) OF HARBORWALK, SECTION FOUR AN ADDITION IN GALVESTON COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN/UNDER VOLUME 2005A, PAGE 67, IN THE OFFICE OF THE COUNTY CLERK, GALVESTON COUNTY, TEXAS. COMMONLY KNOWN AS 6 SUGARLOAF, HITCHCOCK, TX 77563 AND TRACT II (1 LARGO) LOT TWENTY-SIX (26), IN BLOCK ONE (1), OF HARBORWALK, SECTION ONE, A SUBDIVISION IN GALVESTON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2003A, PAGE 76 IN THE OFFICE OF THE COUNTY CLERK OF GALVESTON COUNTY, TEXAS COMMONLY KNOWN AS 1 LARGO, HITCHCOCK, TX 77563

FILED

Instrument Number: *FILED2024001305*

Filing Fee: 2.00

Number Of Pages: 4

Filing Date: 11/07/2024 11:33AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*