

TS No.: 2023-00275-TX
24-000002-673

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: 05/06/2025

Time: The sale will begin at 01:00 PM or not later than three hours after that time

Place: Eastland County, Texas at the following location: **THE SOUTH ENTRANCE STEPS OF THE EASTLAND COUNTY COURTHOUSE 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: 1218 COUNTY ROAD 339, RANGER, TX 76470-5700

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 09/09/2015 and recorded 09/11/2015 in Document 2015-002854, real property records of Eastland County, Texas, with **GAWAIN LEBLANC AND TIFFANY LEBLANC, HUSBAND AND WIFE** grantor(s) and **PLAZA HOME MORTGAGE 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 **GAWAIN LEBLANC AND TIFFANY LEBLANC, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$208,650.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **PLAZA HOME MORTGAGE, INC.** is the current mortgagee of the note and deed of trust or contract lien.

RECEIVED 8:25 A M.
CATHY JENTHO, COUNTY CLERK

FEB 27 2025

EASTLAND COUNTY, TEXAS
By TA 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:

A 12.79 ACRE TRACT OF LAND SITUATED WITHIN THE HENRY ROGERS SURVEY, ABSTRACT NO. 426, EASTLAND COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO HOWARD W. PIERCE ET. UX. RECORDED IN VOLUME 2473, PAGE 86 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 60D NAIL (CONTROL MONUMENT) FOUND IN THE NORTH LINE OF COUNT ROAD NO. 339 FOR THE SOUTHEAST CORNER OF SAID PIERCE TRACT, SAID POINT BEING LOCATED IN THE COMMON LINE BETWEEN SAID ROGERS SURVEY AND THE JOHN P. ROHNS SURVEY, ABSTRACT NO. 415, EASTLAND COUNTY, TEXAS, SAME BEING THE WEST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO BILLY JOE TIPTON RECORDED IN VOLUME 1607, PAGE 93 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT; THENCE S 89° 59' 34" W, 782.28 FEET OVER AND ACROSS SAID ROGERS SURVEY ALONG THE COMMON LINE BETWEEN SAID PIERCE TRACT AND COUNTY ROAD NO. 339, TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO SAM ATTEBRY RECORDED IN VOLUME 1815, PAGE 320 OF THE OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT; THENCE OVER AND ACROSS SAID ROGERS SURVEY ALONG THE COMMON LINE BETWEEN SAID PIERCE TRACT AND ATTEBRY TRACT THE FOLLOWING COURSES AND DISTANCES: THENCE N 08° 44' 18" W, 207.18 FEET TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE N 81° 52' 58" E, 54.28 FEET TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE N 02° 16' 15" W, 277.98 FEET TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE S 82° 32' 15" E, 367.93 FEET TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE N 37° 31' 35" E, 131.11 FEET TO A 5/8" REBAR ROAD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR AN ANGLE CORNER OF THIS DESCRIBED TRACT; THENCE N 08° 08' 23" E, 539.15 FEET TO A 5/8" REBAR ROAD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT; THENCE N 77° 09' 37" E, 264.26 FEET TO A 5/8" REBAR ROD (CONTROL MONUMENT) FOUND FOR A COMMON CORNER BETWEEN SAID PIERCE TRACT AND THE REMAINING PORTION OF SAID ATTEBRY TRACT, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT BEING LOCATED IN THE COMMON LINE BETWEEN SAID ROGERS SURVEY AND PREVIOUSLY MENTIONED ROHNS SURVEY, SAME BEING THE WEST LINE OF PREVIOUSLY MENTIONED TIPTON TRACT; THENCE S 00° 23' 01" W, 1138.77 FEET ALONG THE COMMON LINE BETWEEN SAID ROGERS SURVEY AND ROHNS SURVEY, SAME BEING THE COMMON LINE BETWEEN SAID PIERCE TRACT AND TIPTON TRACT, TO THE

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PLACE OF BEGINNING AND CONTAINING 12.79 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. **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

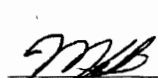
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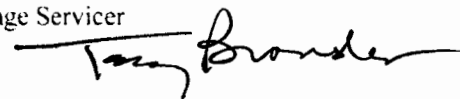
9. Limitation of Damages: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

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: 02/24/2025



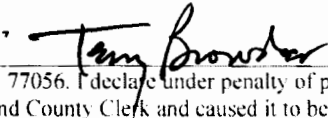
Mark Bombick – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer



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  whose address is c/o AVT Title Services, L.L.C, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 2/27/25 I filed this Notice of Foreclosure Sale at the office of the Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

Certificate of Posting