

NOTICE OF FORECLOSURE 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 OR 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. Property to Be Sold. The property to be sold is described as follows: ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND, SITUATED IN LAVACA COUNTY, TEXAS, A PART OF THE JOHN MAY LEAGUE, WITHIN THE CORPORATE LIMITS OF THE CITY OF YOAKUM, AND BEING ALL OF LOT NO. 10 AND THE ADJOINING NORTHEAST 1/2 OF LOT NO. 11 IN BLOCK 6, OF THE WILLIAM BERRY ADDITION TO THE CITY OF YOAKUM, AS PER MAP OR PLAT OF SAID ADDITION, AS THE SAME APPEARS OF RECORD IN LAVACA COUNTY DEED RECORDS, SAID BLOCK BEING NO. 1254, ON THE BARTLETT AND RANNEY MAP OF SAID CITY, AS SAME APPEARS OF RECORD IN THE LAVACA COUNTY DEED RECORDS, AND PART OF THE SAME PROPERTY CONVEYED TO ED MRAZ BY EDWIN SCHROEDER AND WIFE, ALBINA SCHROEDER, BY DEED DATED APRIL 27, 1959, RECORDED IN VOLUME 195, PAGE 351, OF THE LAVACA COUNTY DEED RECORDS, MORE COMMONLY KNOWN AS 404 SVOBADA STREET, YOAKUM, TEXAS 77995.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 06/07/2007 and recorded in Document 160340 real property records of Lavaca County, Texas.

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: 02/03/2026
Time: 10:00 AM
Place: Lavaca County, Texas at the following location: THE SOUTH SIDE OF THE WEST FRONT DOOR OF LAVACA COUNTY COURTHOUSE ANNEX, 412 NORTH TEXANA, HALLETSVILLE, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by JEANETTE EDGAR AND CLIFFORD A. EDGAR JR, provides that it secures the payment of the indebtedness in the original principal amount of \$139,500.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. PHH MORTGAGE CORPORATION is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is mortgage servicer. A servicing agreement between the mortgagee, whose address is PHH MORTGAGE CORPORATION c/o PHH MORTGAGE CORPORATION, 14405 Walters Road, Suite 200, Houston, TX 77014 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.

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.

 *Megan Randle*

Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

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

Certificate of Posting

I am Megan Randle 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 1/21/26 I filed this Notice of Foreclosure Sale at the office of the Lavaca County Clerk and caused it to be posted at the location directed by the Lavaca County Commissioners Court.

Filed

1:53

JAN 13 2026

BARBARA K. STEFFEK, CLERK
COUNTY COURT, LAVACA CO., TX
By Blair Brashk Deputy