

**FILED**

MAY 28 2026

10:51 am  
Brenda Fietsam M

BRENDA FIETSAM  
CO. CLERK, FAYETTE CO., TEXAS

## 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:** 08/04/2026

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

**Place:** Fayette County, Texas at the following location: **ON THE FAYETTE COUNTY COURTHOUSE LAWN ON THE WEST SIDE AT THE POSTING BOARD LOCATED ON THE STONE WALL ENCLOSURE OF THE COURTHOUSE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET, OR 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:** 237 EAST MILAM STREET, I.A GRANGE, TX 78945

**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 01/28/2005 and recorded 01/28/2005 in Book 1297 Page 829 Document 05-0464, real property records of Fayette County, Texas, with **TERESA STRONG, SINGLE WOMAN** grantor(s) and **EQUIFIRST CORPORATION** 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 **TERESA STRONG, SINGLE WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$53,500.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR THE REGISTERED HOLDER OF EquiFirst Mortgage Loan Trust 2005-1 Asset-Backed Certificates, Series 2005-1** 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:

All that certain lot or parcel of land situated within the corporate limits of the City of La Grange, in Fayette County, Texas, out of and a part of Lots Three (3) and Four (4), Block One (1) of the Eblin Addition in said City according to the R. A. Doss map thereof, and a part of the land conveyed by Frank Niemann, et al, to Roy H. Giese by the deed dated August 22, 1945, recorded in Volume 196, Page 474, Deed Records, Fayette County, Texas, described as follows: BEGINNING at an iron pin in the Northwest margin of Milam Street at the East corner of the lot or parcel of land conveyed by Meta Wagner Giese, et al, to Marvin A. Hatterman by the deed dated October 2, 1958, recorded in Volume 404, Page 9, Deed Records of Fayette County, Texas, said beginning point and iron pin being North 60° East 143.7 feet from the South corner of said block and the intersection of said Northwest margin of Milam Street with the Northeast margin of Franklin Street; THENCE North 30° West; along the Northeast line of said Hatterman tract, at 58.3 feet past an iron pin at the North corner thereof, and at 61.3 feet to an iron pin in the Southeast line of tract of land conveyed by Meta Wagner Giese, et al, to Lee Sholtz, et ux, by the deed dated August 30, 1968, recorded in Volume 402, Page 275, Deed Records, Fayette County, Texas; THENCE North 60° East, along the Southeast line of said Lee Sholtz tract of land, 52.8 feet to an iron pin at the East corner thereof in the Southwest line of the tract of land conveyed to Charlie Tobias, et ux, by Thomas Anthony Wilson, et ux, by the deed dated May 27, 1964, recorded in Volume 359, Page 625, Deed Records, Fayette County, Texas; THENCE South 37° 42' East, along the Southwest line of said Charlie Tobias tract, 61.85 feet to an iron pin in the northwest margin of said Milam Street and at the South corner of said Tobias tract; THENCE South 60° West, along said Northwest margin of Milam Street 60.57 feet to the place of beginning, containing 3458.85 square feet of land, more or less.

**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

TS No.: 2025-01293-TX  
25-000828-673

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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: 05/27/2026



Mark Bombick – 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.mwzmlaw.com/tx-investors](http://www.mwzmlaw.com/tx-investors)

**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.**

Certificate of Posting

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