

TS No.: 2025-06346
25-000054-568

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: 09/02/2025

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

Place: Jones County, Texas at the following location: **THE SOUTH ENTRANCE OF THE COURTHOUSE (THE FRONT OF THE BUILDING SINCE THE DATE OF CONSTRUCTION AND ANSON JONES STATUE ARE ON THE SOUTH SIDE) 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: 11774 COUNTY ROAD 343, HAWLEN, TX 79525

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 If the sale is set aside or otherwise rescinded, the Purchaser at the sale shall be entitled to the return of the funds paid pursuant to section 51.016 of the Texas Property Code.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 12/13/2023 and recorded 12/22/2023 in Document 233839, real property records of Jones County, Texas, with **JUSTIN HOWETH AND CAROLINA HOWETH, HUSBAND AND WIFE** grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR STOCKTON MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS as Lender, **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES** 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 **JUSTIN HOWETH AND CAROLINA HOWETH, HUSBAND AND WIFE**, securing the payment of the indebtedness in the original principal amount of **\$104,452.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES** 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

POSTED NOTICE

DATE 09/02/25 **TIME** 12:52pm

JONES COUNTY CLERK, JONES CO., TX

BY: *Amelia Jennings*

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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.

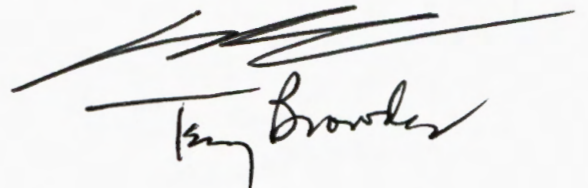
Date: 6/20/2025

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: servicelinkauction.com/texas or (866) 539-4173



I am Tony Browder 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 6/26/25 I filed this Notice of Foreclosure Sale at the office of the Jones County Clerk and caused it to be posted at the location directed by the Jones County Commissioners Court.

Certificate of Posting

EXHIBIT A

Being 4.811 acres out of the B. Trevino Survey 190, Jones County, Texas, being all of Lot 1 of Section 2 of the Hawley 230 subdivision according to the Plat thereof recorded in Volume 97, Page 143, Jones County Deed Records, said Plat calling for 4.82 acres of land, but upon resurvey found to contain 4.811 acres being more thoroughly described as follows:

Beginning at a found 1/2" rebar, on the North line of Lot 4, for the Southwest corner of Lot 3, the Southeast corner of Lot 1 and of this tract.

Thence S74°55'20"W, passing a found 1/2" rebar at 465.77" for the Southeast corner of a 0.084 acre easement described in Volume 119, Page 33, Official Public Records, Jones County, Texas, and continuing for a total distance of 504.67' to a point, on the West line of said 230 subdivision, for the Northwest corner of Lot 4, the Southwest corner of said 0.084 acre easement, and the Southwest corner of this tract;

Thence N14°54'09"W a distance of 80.51' to a point for the Southwest corner of County Road 343, and an exterior corner of this tract, from which a found 1/2" rebar bears S70°39'22"W 5.56';

Thence N70°39'22"E a distance of 40.22' to a set 1/2" rebar with a cap, marked "ESTES 5003", for an interior corner of this tract;

Thence N14°05'56"W a distance of 159.2' to a point, on the South boundary line of said County Road 343, for an exterior corner of this tract, from which a 4" cedar post bears S56°21'E 1.27';

Thence N33°32'28"E, along the South boundary line of County Road 343, a distance of 615.1' to a found 1/2" rebar for the Northwest corner of Lot 2, the Northeast corner of Lot 1 and the Northeast corner of this tract;

Thence S15°05'00"E a distance of 649.3' to the point of beginning, containing 4.811 acres of land, more or less.