

DEC 29 2022

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 A DEPUTY COUNTY CLERK BY JACK COUNTY, TEXAS OR 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, DEPUTY 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: TRACT OF LAND WITHIN BLOCK NO. 13 OF THE LINDSEY ADDITION TO THE CITY OF JACKSBORO, TEXAS, PLAT THEREOF RECORDED IN VOLUME 17, PAGE 476, DEED RECORDS OF JACK COUNTY, BEING THE SAME TRACT CONVEYED TO ARMANDO LOZANO RECORDED IN VOLUME 681, PAGE 579, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, BEING THE SAME TRACT CONVEYED TO ARMANDO LOZANO RECORDED IN VOLUME 681, PAGE 579, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND ON THE NORTH LINE OF THE SAID BLOCK AND ON THE SOUTH LINE OF WEST THOMPSON STREET (58.33 FEET WIDE) AT THE NORTHEAST CORNER OF THE SAID LOZANO TRACT AND THE NORTHWEST CORNER OF THE FRANK B. TISDALE TRACT RECORDED IN VOLUME 695, PAGE 464, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, TEXAS, ALSO BEING NORTH 89 DEGREES 41 MINUTES 22 SECONDS WEST 95.07 FEET FROM THE NORTHEAST CORNER OF THE SAID BLOCK NO. 13; THENCE SOUTH 00 DEGREES 18 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 120.00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND BEING THE SOUTHEAST CORNER OF THE LOZANO TRACT AND A CORNER OF THE CONNIE L. WILKERSON TRACT RECORDED IN VOLUME 723, PAGE 481, OFFICIAL PUBLIC RECORDS OF JACK COUNTY ON THE WEST LINE OF THE SAID TISDALE TRACT; THENCE NORTH 89 DEGREES 41 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 75.00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID LOZANO TRACT AND THE SOUTHEAST CORNER OF THE JERRY GEER TRACT RECORDED IN VOLUME 697, PAGE 69, OFFICIAL PUBLIC RECORDS OF JACK COUNTY ON THE NORTH LINE OF THE SAID WILKERSON TRACT; THENCE NORTH 00 DEGREES 18 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 120.00 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD FOUND ON THE SOUTH LINE OF THE SAID THOMPSON STREET BEING THE NORTHWEST CORNER OF THE SAID LOZANO TRACT AND THE NORTHEAST CORNER OF THE SAID GEER TRACT; THENCE SOUTH 89 DEGREES 41 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 75.00 FEET TO THE PLACE OF BEGINNING.

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 10/25/2006 and recorded in Book 0766 Page 0649 real property records of Jack County, Texas.

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

Date: 02/07/2023

Time: 01:00 PM

Place: Jack County, Texas at the following location: ON THE FRONT STEPS OR RIGHT INSIDE THE FRONT DOOR IN THE LOBBY ON THE 2ND FLOOR OF THE JACK COUNTY COURTHOUSE 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 MIGUEL AVALOS, provides that it secures the payment of the indebtedness in the original principal amount of \$71,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. NewRez LLC d/b/a Shellpoint Mortgage Servicing is the current mortgagee of the note and deed of trust and SHELLPOINT MORTGAGE SERVICING is mortgage servicer. A servicing agreement between the mortgagee, whose address is NewRez LLC d/b/a Shellpoint Mortgage Servicing c/o SHELLPOINT MORTGAGE SERVICING, 2020 S. Dairy Ashford #200, Houston, TX 77077 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.



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

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 Jack County Clerk and caused it to be posted at the location directed by the Jack County Commissioners Court.