

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: 03/05/2024

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

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 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: 539 MCCONNELL STREET, JACKSBORO, TX 76458

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 07/26/2006 and recorded 07/30/2006 in Book 0762, Page 0057, Document 2979-06, real property records of Jack County, Texas, with **FELIX SALAZAR AND HIS WIFE, ISABEL SALAZAR** grantor(s) and AEGIS FUNDING 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 **FELIX SALAZAR AND HIS WIFE, ISABEL SALAZAR**, securing the payment of the indebtedness in the original principal amount of \$78,400.00, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-KS9** is the current mortgagee of the note and deed of trust or contract lien.

FILED FOR RECORD

_____ O'CLOCK _____ M

JAN 25 2024

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

BY _____ 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:

FIRST TRACT: Lot No. 7, Block B of the Knox Heights Addition to the City of Jacksboro, Texas, recorded in Volume 2, Page 46, Plat Records of Jack County, conveyed to Wesley Williams and wife, Kelly Williams recorded in Volume 709, Page 431, Official Public Records of Jack County, Texas.

SECOND TRACT: All that certain lot, tract or parcel of land being part of Lot No. 14 of Block No. 1 of the Knox Heights Addition No. Two to the City of Jacksboro, Jack County, Texas, and being part of the tract conveyed by Mitchell K. Sherrod and wife, Misty D. Sherrod to Terry W. Dixon and wife, Carla G. Dixon by deed recorded in Volume 711, Page 542, Official Public Records of Jack County, Texas, and being more fully described as follows: BEGINNING at a point South 89° 13' 30" West 35.22 feet of the Southeast corner of said Dixon tract; THENCE North 00° 46' 30" East 2.10 feet to corner; THENCE South 88° 41' 56" West 32.66 feet; THENCE South 00° 46' 30" West 1.80 feet; THENCE North 89° 13' 30" East 32.65 feet to the place of beginning.

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**

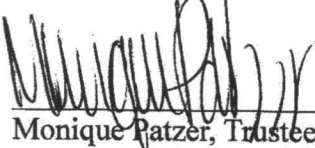
TS No.: 2024-00095-TX
24-000050-673

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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: January 22, 2024



Monique Patzer, Trustee Sale Assistant

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.realtybid.com/texas or (877) 518-5700

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 Donna Stockman Certificate of Posting
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 1-25-24 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.