

FILED FOR RECORD

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AUG 21 2025

Notice of Substitute Trustee Sale

T.S. #: 25-15633

VANESSA JAMES, County Clerk
JACK COUNTY, TEXAS

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. **DEPUTY**

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

Date: 10/7/2025
Time: The sale will begin no earlier than 1:00 PM or no later than three hours thereafter.
The sale will be completed by no later than 4:00 PM
Place: Jack County Courthouse in Jacksboro, Texas, at the following location: **THE STEPS FRONTING THE DOORS ON THE WEST SIDE OF THE COURTHOUSE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

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.

Instrument to be Foreclosed - The instrument to be foreclosed is the Deed of Trust is dated 7/26/2006 and is recorded in the office of the County Clerk of Jack County, Texas, under County Clerk's File No 2980-06, recorded on 7/30/2006, in Book 0762, Page 73, of the Real Property Records of Jack County, Texas.
Property Address: 539 MCCONNELL STREET JACKSBORO Texas 76458

Trustor(s): ISABEL SALAZAR AND FELIZ
SALAZAR

Original
Beneficiary:

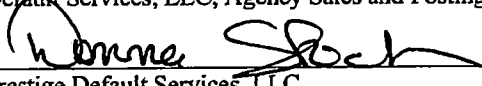
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS,
INC. ("MERS"), AS
BENEFICIARY, AS NOMINEE
FOR AEGIS FUNDING
CORPORATION, ITS
SUCCESSORS AND ASSIGNS

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Deutsche Bank National Trust Company, as Indenture Trustee for Terwin Mortgage Trust 2006-12SL Asset-Backed Securities, Series 2006-12SL c/o NewRez LLC, F/K/A New Penn Financial, LLC, D/B/A Shellpoint Mortgage Servicing
75 Beattie Place, Suite 300
Greenville, South Carolina 29601-2743
800-365-7107

Dated: 8/21/25

Auction.com, Guy Wiggs, Brenda Wiggs, Donna Stockman, David Stockman, Michelle Schwartz, Brandy Bacon, Jamie Dworsky, Janet Pinder, Angela Cooper, Jeff Benton, Stockman Foreclosure Services Inc., Rick Snoke, Prestige Default Services, LLC, Agency Sales and Posting LLC


Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Phone: (972) 893-3096 ext. 1035
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services, LLC
16801 Addison Road, Suite 350
Addison, Texas 75001
Attn: Trustee Department