

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: 09/01/2020

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

Place: Eastland County, Texas at the following location: **THE SOUTH ENTRANCE STEPS OF THE EASTLAND 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: 700 WEST 6TH STREET, CISCO, TX 76437

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 05/15/2006 and recorded 05/18/2006 in Book or 2423 Page 214 Document 02601937, real property records of Eastland County, Texas, with **Darrell Hilsinger, an unmarried person and Cecelia D. Jeffreys, an unmarried person** grantor(s) and **FIELDSTONE MORTGAGE COMPANY** 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 **Darrell Hilsinger, an unmarried person and Cecelia D. Jeffreys, an unmarried person**, securing the payment of the indebtedness in the original principal amount of **\$87,200.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE OF THE FIELDSTONE MORTGAGE INVESTMENT TRUST, SERIES 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

RECEIVED 8:30 A
M.
CATHY JENTHO, COUNTY CLERK
JUL 23 2020
EASTLAND COUNTY, TEXAS
By BR 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:

SURVEY OF REAL PROPERTY AND IMPROVEMENTS SITUATED ON A 0.387 ACRE TRACT OUT OF AND PART OF A FORMER 112.5' X 155' TRACT OF LAND DESCRIBED IN A DEED FROM GEO D. FEE, III ET AL TO JACK PHILLIPS, RECORDED IN VOLUME 682 PAGE 181. DEED RECORDS OF EASTLAND COUNTY, TEXAS, SAID LAND BEING SITUATED IN SUBDIVISION, BLOCK 90, ORIGINAL TOWN OF CISCO, EASTLAND COUNTY, TEXAS, AS PER THE OFFICIAL PLAT OF SAID SUBDIVISION FILED OF RECORD IN SLIDE 71, FLAT CABINET RECORDS OF EASTLAND COUNTY, TEXAS, PROPERTY HAVING A PHYSICAL ADDRESS OF 700 W. 6TH STREET, CISCO, TEXAS 76437. THIS SURVEY OF SAID 0.387 ACRES BEING MADE FOR JACK PHILIPS BY VIRTUE OF HIS REQUEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE EAST LINE OF SUBDIVISION 1, BLOCK 90 WITH THE OCCUPIED NORTH LINE OF WEST 6TH STREET, FOR THE SAUTEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING LOCATED N 29° 30' W, 10.00 FEET FROM THE SOUTHEAST CORNER OF SUBDIVISION 1, BLOCK 90, ORIGINAL TOWN OF CISCO THENCE S 60° 30' 00" W, (RECORD BEARING) 112.50 FEET WITH THE SOUTH LINE OF DESCRIBED TRACT AND OCCUPIED NORTH LINE OF WEST 6TH STREET, TO A ½" REBAR WITH SURVEY CAP #5085 SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT, SAME BEING THE SOUTHEAST CORNER OF JACK PHILLIPS 50' X 145' TRACT DESCRIBED IN VOLUME 2009, PAGE 270, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS; THENCE N 29° 30' 00" W, 15.00 FEET WITH THE WEST LINE OF DESCRIBED TACT AND EAST LINE OF JACK PHILLIPS 50' X 145' TRACT, TO A ½" REBAR WITH SURVEY CAP #5085 SET FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF SANDEFER TO PHILLIPS 5' X 50' TRACT DESCRIBED IS VOLUME 2118, PAGE 99, OFFICIAL PUBLIC RECORDS AND SOUTHWEST CORNER OF PHILLIPS TO SANDEFER 5' X 50" TRACT DESCRIBED IN VOLUME 2118, PAGE 96, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS; THENCE N 60° 30' 00" E, 112.50 FEET WITH THE NORTH LINE OF DESCRIBED TRACT, TO A ½" REBAR WITH SURVEY CAP #5085 SET IN THE EAST LINE OF SUBDIVISION 1, BLOCK 90, SAME BEING THE WEST LINE OF AVENUE "J". FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PUDWELL TO PHILLIPS 5' X 62.5' TRACT DESCRIBED IN VOLUME 2118, PAGE 102, OFFICIAL PUBLIC RECORDS, AND SOUTHEAST CORNER OF PHILLIPS TO PUDWELL 5' X 62.5' TRACT DESCRIBED IN VOLUME 2118, PAGE 93, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. THENCE S 29° 30' 00" E, 150.00 FEET WITH THE EAST LINE OF DESCRIBED TRACT AND SUBDIVISION 1, BLOCK 90, SAME BEING THE WEST LINE OF AVENUE "J", TO THE PLACE OF BEGINNING AND CONTAINING 0.387 ACRES OF LAND.

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. PHE Mortgage Corporation, as Mortgage Servicer, is representing the current mortgagee, whose address is:

C/O PHE Mortgage Corporation
1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506

TS No.: 2020-00603-TX
20-000407-673

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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: July 16, 2020


Stephanie Spurlock, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton - Attorney
or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298

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