

FILED FOR RECORD
AT 11:30 O'CLOCK A M

JUN 15 2020

Janice McDaniel
Clerk, County Court, Sabine County
By Ange Doney DEPUTY

0000008987885

245 SHADOW DR
HEMPHILL, TX 75948

NOTICE OF [SUBSTITUTE] TRUSTEE'S 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: July 07, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: THE STAIRS ON THE NORTH SIDE OF THE SABINE COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 31, 2006 and recorded in Document VOLUME 0248 PAGE 320 real property records of SABINE County, Texas, with SHIRLEY A REILY, grantor(s) and DEVINE LENDING, LLC, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by SHIRLEY A REILY, securing the payment of the indebtednesses in the original principal amount of \$142,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. 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. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD
5TH FLOOR
CORAL GABLES, FL 33146



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 06/15/2020 I filed at the office of the SABINE County Clerk and caused to be posted at the SABINE County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 06/15/2020

245 SHADOW DR
HEMPHILL, TX 75948

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SABINE

EXHIBIT "A"

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND LOCATED IN SABINE COUNTY, TEXAS AND BEING ALL OF LOT NUMBER 118 OF THE SANDY CREEK ESTATES PHASE II SUBDIVISION IN THE A. W. CANFIELD SURVEY A-3, SABINE COUNTY, TEXAS ACCORDING TO THE PLAT OF SAID SUBDIVISION OF RECORD IN VOLUME 1, PAGE 233 OF THE PLAT RECORDS OF SABINE COUNTY, TEXAS TO WHICH PLAT AND REFERENCE THEREOF IS HEREIN MADE.