

20TX797-0002
109 RUBY STREET, PINELAND, TX 75968

NOV 04 2021

Jamie Clark
Clerk, County Court, Sabine County
By *Angie Dopey* DEPUTY

NOTICE OF FORECLOSURE SALE

Property:

The Property to be sold is described as follows:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN SABINE COUNTY, TEXAS AND BEING A DESCRIPTION TO LOT NUMBER NINETEEN (19), BLOCK ONE (1) OUT OF THE MEADOWLAWN SUBDIVISION OUT OF THE LARKIN GROSS SURVEY IN SABINE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PAGE 85, OF THE PLAT RECORDS OF SABINE COUNTY, TEXAS, REFERENCE TO WHICH IS HEREIN MADE FOR ALL PURPOSES.

Security Instrument:

Deed of Trust dated December 13, 2006 and recorded on December 18, 2006 as Instrument Number 062821 in the real property records of SABINE County, Texas, which contains a power of sale.

Sale Information:

December 07, 2021, at 1:00 PM, or not later than three hours thereafter, at the front steps on the north side of the Sabine County Courthouse, or as designated by the County Commissioners Court.

Terms of Sale:

Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.

Obligation Secured:

The Deed of Trust executed by AMY LYNN BOYETT PHILLIPS secures the repayment of a Note dated December 13, 2006 in the amount of \$27,500.00. COMMUNITY LOAN SERVICING, LLC FKA BAYVIEW LOAN SERVICING, LLC, whose address is c/o Community Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, is the current mortgagee of the Deed of Trust and Note and Community Loan Servicing, LLC is the current mortgage servicer for the mortgagee. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.

Substitute Trustee:

In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.

Court Order:

A Home Equity Foreclosure Order was signed on October 28, 2021 in the 1st District Court of Sabine County under Cause No. CV2013787. A copy of the Order is attached hereto.

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.



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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.



Choice Legal Group, P.A.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Sheryl LaMont Robert
LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan
Johnston, Kathleen Adkins, Evan Press, Harriett
Fletcher, David Sims
c/o Choice Legal Group, P.A.
5550 Granite Parkway, Suite 245
Plano, TX 75024

Certificate of Posting

I, Sheryl La Mont, declare under penalty of perjury that on the 04th day of November, 2021, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of SABINE County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

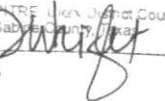


Sheryl La Mont

9:15 FILED
AT 9:15 O'CLOCK A.M.

OCT 28 2021

CAUSE NO. CV2013787

LISA PIERRE, Clerk, District Court,
Sabine County, Texas
By 

IN RE: ORDER FOR FORECLOSURE
CONCERNING 109 RUBY STREET
PINELAND, TX 75968
UNDER TEX. R. CIV. PROC. 736

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IN THE DISTRICT COURT OF

PETITIONER:

BAYVIEW LOAN SERVICING, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY

SABINE COUNTY, TEXAS

RESPONDENT(S):

AMY LYNN BOYETT PHILLIPS

1ST JUDICIAL DISTRICT

DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

**AMY LYNN BOYETT PHILLIPS
109 RUBY STREET
PINELAND, TX 75968**

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The Property that is the subject of this foreclosure proceeding is commonly known as 109 RUBY STREET, PINELAND, TX 75968, with the following legal description:

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN SABINE COUNTY, TEXAS AND BEING A DESCRIPTION TO LOT NUMBER NINETEEN (19), BLOCK ONE (1) OUT OF THE MEADOWLAWN SUBDIVISION OUT OF THE LARKIN GROSS SURVEY IN SABINE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 PAGE 85, OF THE PLAT RECORDS OF SABINE COUNTY, TEXAS, REFERENCE TO WHICH IS HEREIN MADE FOR ALL PURPOSES.

4. The lien to be foreclosed is indexed or recorded at Instrument Number 062821 and recorded in the real property records of SABINE County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order and under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 28 day of OCTOBER, 2021.



JUDGE PRESIDING

Approved:



Dustin C. George

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Tracey Midkiff

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