

JUN 02 2022

NOTICE OF FORECLOSURE SALE

Clerk County Court, Sabine County
By Jamie Clark DEPUTY
Bucky Childers

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 OR 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. Property to Be Sold. The property to be sold is described as follows: THE FOLLOWING PROPERTY IN SABINE COUNTY, TEXAS:
BEING A TRACT OR PARCEL OF LAND SITUATED IN SABINE COUNTY, TEXAS, AND BEING A PART OF THE S.H. MORRIS SURVEY, A-42, AND BEING ALL OF LOT NO. 19 AND A PART OF LOT NO. 18, RIVER BEND SUBDIVISION, SECTION 2, RECORDED IN VOLUME 1, PAGE 122, PLAT RECORDS OF SABINE COUNTY, TEXAS, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 19 AT U.S. GOVERNMENT CORNER, TRACT S-16, CORNER NO. 3, SAID POINT BEING IN THE TOLEDO BEND RESERVOIR TAKE LINE;
THENCE S 88D 31 MINUTES E 181.34 FT. TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF LOT 19 AND THE NORTHWEST CORNER OF LOT 20;
THENCE S 20D 31 MINUTES E 227.0 FT. TO A 1 INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF LOT 19 AND THE SOUTHWEST CORNER OF LOT 20;
THENCE S 43D 05 MINUTES W 33.4 FT. TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTH CORNER OF LOT 19 AND THE EAST CORNER OF LOT 18;
THENCE N 51D 58 MINUTES W 231.08 FT. TO A 3/8 INCH IRON ROD SET FOR CORNER IN THE DIVISION LINE BETWEEN LOT 18 AND LOT 19;
THENCE S 71D 03 MINUTES W 84.13 FT. TO A 1/2 INCH IRON PIPE FOUND IN THE WEST LINE OF LOT 18, SAID POINT BEING ON THE TOLEDO BEND RESERVOIR TAKE LINE;
THENCE WITH SAID TAKE LINE N 19D 03 MINUTES W 50.14 FT. TO A 3/4 INCH IRON ROD FOUND FOR A TAKE LINE POINT;
THENCE CONTINUING WITH SAID TAKE LINE N 26D 44 MINUTES E AT 44.35 FT. PASSED THE NORTHWEST CORNER OF LOT 18 AND THE SOUTHWEST CORNER OF LOT 19, IN ALL 88.7 FT. TO THE POINT OF BEGINNING CONTAINING 0.8288 ACRES.
TAX ID: R006004051

2. Instrument to be Foreclosed. The instrument to be foreclosed is the Deed of Trust dated 02/11/2008 and recorded in Book 272 Page 825 real property records of Sabine County, Texas.

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

Date: 07/05/2022

Time: 01:00 PM

Place: Sabine County, Texas at the following location: THE FRONT STEPS ON THE NORTH SIDE OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. 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.

5. Obligations Secured. The Deed of Trust executed by FREDERICK W. CAVENDER, SR. AND BARBARA CAVENDER, provides that it secures the payment of the indebtedness in the original principal amount of \$165,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Reverse Mortgage Funding LLC is the current mortgagee of the note and deed of trust and REVERSE MORTGAGE FUNDING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is Reverse Mortgage Funding LLC c/o REVERSE MORTGAGE FUNDING, LLC, 3900 Capital City Blvd., Lansing, MI 48906 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. Order to Foreclose. Reverse Mortgage Funding LLC obtained a Order from the 1st/273rd District Court of Sabine County on 03/10/2022 under Cause No. CV2114004. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

7. Substitute Trustee(s) Appointed to Conduct Sale. In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney 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.



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.



Mackie Wolf Zientz & Mann, P.C.
Brandon Wolf, Attorney at Law
✓ L. Keller Mackie, Attorney at Law
Michael Zientz, Attorney at Law
Lori Liane Long, Attorney at Law
Chelsea Schneider, Attorney at Law
Ester Gonzales, Attorney at Law
Karla Balli, Attorney at Law
Parkway Office Center, Suite 900
14160 Dallas Parkway
Dallas, TX 75254

Certificate of Posting

I am Sheryl La Mont 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 June 02, 2022 I filed this Notice of Foreclosure Sale at the office of the Sabine County Clerk and caused it to be posted at the location directed by the Sabine County Commissioners Court.



Sheryl La Mont, June 02, 2022