

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 17, 2020, ELBERT MOORE AND JOINED BY SPOUSE, ESSIE H. MOORE , executed a Deed of Trust/Security Instrument conveying to FREDRIC J. GOOCH , as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS BENEFICIARY, AS NOMINEE FOR NEW DAY FINANCIAL, LLC ITS SUCCESSORS AND ASSIGNS

, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 202272 , in Book 471, at Page 244 , in the DEED OF TRUST OR REAL PROPERTY RECORDS of SABINE COUNTY, TEXAS; and

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JULY 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Sabine County Courthouse, 201 Main Street, Hemphill, TX 75948 in **SABINE COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this notice was posted.

Said Real Estate is described as follows: BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LOCATED IN SABINE COUNTY, TEXAS AND BEING ALL OF LOT NUMBERS 11, 12, 13 AND 14 OF THE SHAMROCK SHORES SUBDIVISION, SABINE COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN VOLUME 1 PAGE 87 OF THE PLAT RECORDS OF SABINE COUNTY, TEXAS TO WHICH PLAT AND REFERENCE THEREOF IS HEREIN MADE FOR ALL PURPOSES.

Property Address: 665 IRELAND DR, MILAM, TX 75959
Mortgage Servicer: SERVICEMAC
Noteholder: NEW DAY FINANCIAL, LLC
9726 OLD BAILES RD., SUITE 200, FORT MILL, SC 29707

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 26th. day of May, 2022.



Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Auction.com, David Sims, Marinosci Law Group PC

FILED FOR RECORD
AT 3:10 O'CLOCK P M

MAY 26 2022

Jamie Clark
Clerk, County Court, Sabine County
By Cobley Frantz DEPUTY

Substitute Trustee Address:
Marinosci Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300