

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**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.**

Matter No.: 107079-TX

Date: February 1, 2023

County where Real Property is Located: Sabine

ORIGINAL MORTGAGOR: CHARLES A. TAGERT AND KIMBERLY RAYE TAGERT,
INTERVENOR

ORIGINAL MORTGAGEE: SABINE STATE BANK & TRUST CO., INC.

CURRENT MORTGAGEE: SABINE STATE BANK & TRUST COMPANY

MORTGAGE SERVICER: SABINE STATE BANK & TRUST COMPANY

DEED OF TRUST DATED 10/27/2014, RECORDING INFORMATION: Recorded on 11/6/2014, as Instrument No. 141943 in Book 0398 Page 068

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): **BEING A LEGAL DESCRIPTION TO A 0.344 ACRE TRACT IN THE MOSSES HILL SURVEY, A-117, SABINE COUNTY, TEXAS BEING ALL OF LOTS #25 & #26 OF THE MID-LAKE SUBDIVISION SECTION #1 RECORDED IN VOLUME 1 PAGE 98 OF THE PLAT RECORDS OF SAID COUNTY ALSO BEING DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN CONVEYED TO DANNY E. PETTIT FROM LAVITA E. BOOTH, RECORDED IN VOLUME 383 PAGE 930 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **3/7/2023**, the foreclosure sale will be conducted in **Sabine** County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than **1:00 PM**, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

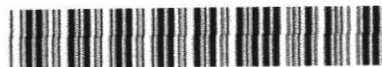
SABINE STATE BANK & TRUST COMPANY is acting as the Mortgage Servicer for SABINE STATE BANK & TRUST COMPANY who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. SABINE STATE BANK & TRUST COMPANY, as Mortgage Servicer, is representing the Mortgagee, whose address is:

SABINE STATE BANK & TRUST COMPANY
765 SHREVEPORT HIGHWAY
MANY, LA 71449

FILED FOR RECORD
AT 3 O'CLOCK P M

FEB 13 2023

Jamie Clark
Clerk/County Court, Sabine County
By *Angie Doney* DEPUTY



Matter No.: 107079-TX

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 property securing the above referenced loan.

WHEREAS, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, **I HEREBY APPOINT AND DESIGNATE SHERYL LAMONT, ROBERT LAMONT, HARRIETT FLETCHER, SHARON ST. PIERRE, PAUL A. HOEFKER, ROBERT L. NEGRIN** or either one of them, as Substitute Trustee, to act, either singly or jointly, under and by virtue of said Deed of Trust and hereby request said Substitute Trustees, or any one of them to sell the property in said Deed of Trust described and as provided therein. The address for the Substitute Trustee as required by Texas Property Code, Section 51.0075(e) is Aldridge Pite, LLP, 701 N. Post Oak Road, Suite 205, Houston, TX 77024, Phone: (713) 293-3618.

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.

By: _____


Paul A. Hoefker, Attorney
Robert L. Negrin, Attorney
Aldridge Pite, LLP
701 N. Post Oak Road, Suite 205
Houston, TX 77024

Return to:

ALDRIDGE PITE, LLP
8880 RIO SAN DIEGO DRIVE, SUITE 725
P.O. BOX 17935
SAN DIEGO, CA 92108-0935
FAX #: 619-590-1385
866-931-0036


Posted by Sheryl La Mont, February 13, 2023

Legal Description
To a
0.344 Acre Tract

Being a legal description to a 0.344 acre tract in the Mosses Hill Survey, A-117, Sabine County, Texas being all of Lots #25 & #26 of the Mid-Lake Subdivision Section #1 Recorded in Volume 1 Page 98 of the Plat Records of said County also being described in a Warranty Deed with Vendor's Lien conveyed to Danny E. Pettit from Lavita E. Booth, recorded in Volume 383 Page 930 of the Official Public Records of said County, and is further described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" found for the Southeast corner of this tract, the Southeast corner of Lot #26, the Northeast corner of Lot #27, and in the West Right-of-Way line of Laurel Drive (Willow Drive per Volume 1 Page 98 PR);

THENCE: N 86°01'25" W 100.03' to a ½" iron rod with cap Stamped "M Birdwell RPLS #5148" found for the Southwest corner of this tract, the Southwest corner of Lot #26, the Northwest corner of Lot #27, the Northeast corner of Lot #17, and the Southeast corner of Lot #16;

THENCE: N 04°18'00" E 75.37' to a ½" iron rod found for an angle corner of this tract, the Northwest corner of Lot #26, the Southwest corner of Lot #25, the Northeast corner of Lot #16, and the Southeast corner of Lot #15;

THENCE: N 03°56'44" E 74.85' to a ½" iron rod found between a Landscape Timber fence post and a metal T-Post for the Northwest corner of this tract, the Northwest corner of Lot #25, the Northeast corner of Lot #15, the Southeast corner of Lot #14, and the Southwest corner of Lot #24;

THENCE: S 85°49'50" E 100.05' to a 3/8" iron rod bent with 60d found at base, with two ½" iron rods, a 3/8" iron rod and a metal T-Post as guard for the Northeast corner of this tract, the Southeast corner of Lot #24, and in the West Right-of-Way of said Road;

THENCE: S 04°08'00" W 149.88' (SOURCE OF BEACING) with the Right-of-Way line of said Road to the point of beginning containing 0.344 acres of land;