

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FEB 29 2024

James Clark
Clerk, County Court, Sabine County
Michelle DEPUTY

**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.: 121582-TX

Date: February 27, 2024

County where Real Property is Located: Sabine

ORIGINAL MORTGAGOR: TAMMY LOWE, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR SABINE STATE BANK AND TRUST COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: SABINE STATE BANK & TRUST COMPANY

MORTGAGE SERVICER: SABINE STATE BANK & TRUST COMPANY

DEED OF TRUST DATED 5/10/2018, RECORDING INFORMATION: Recorded on 5/11/2018, as Instrument No. 180822 in Book OR 440 Page 377

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LEGAL DESCRIPTION TO A 3.023-ACRES OF LAND IN THE MARTIN WHITE SURVEY, A-61, SABINE COUNTY, TEXAS, BEING ALL OF A CALLED 3-ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED CONVEYED TO JAMEE RAE MILLER FROM WELDON THOMAS JR., DATED AUGUST 29, 2016 AND RECORDED IN VOLUME 419 PAGE 1406 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY. SAID 3.023-ACRE TRACT IS LOCATED APPROXIMATELY 10.7 MILES WEST OF THE COURT HOUSE OF SABINE COUNTY, TEXAS, ADJOINS THE WEST RIGHT-OF-WAY AND LIES ON THE WEST FARM-TO-MARKET HIGHWAY #2866, AND IS MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 4/2/2024, 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




Matter No.: 121582-TX

MANY, LA 71449

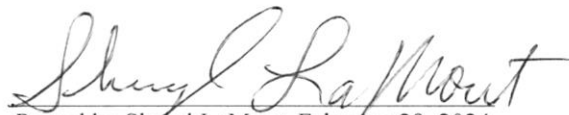
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property 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** 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, 8880 Rio San Diego Drive, Suite 725, San Diego, CA 92108-0935, Phone: (866) 931-0036.

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
Aldridge Pite, LLP
8880 Rio San Diego Drive, Suite 725
San Diego, California 92108

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
Phone: (866) 931-0036


Posted by Sheryl LaMont, February 29, 2024

Legal Description
to a
3.023-Acre Tract

TS# 121582-TX

Legal Description to a **3.023-acres of land** in the Martin White Survey, A-61, Sabine County, Texas, being all of a called 3-acre tract described in a Special Warranty Deed conveyed to Jamee Rae Miller from Weldon Thomas Jr., dated August 29, 2016 and recorded in Volume 419 Page 1406 of the Official Public Records of said County. Said **3.023-acre tract** is located approximately 10.7 miles West of the Court House of Sabine County, Texas, adjoins the West Right-of-Way and lies on the West Farm-to-Market Highway #2866, and is further described by a metes and bounds description to-wit:

BEGINNING: At a 3x3 concrete monument found for the Southeast corner of this tract, the Northeast corner of a called 4.831-acre tract recorded in Volume 383 Page 872 of the Official Public Records of said County, and in the West Right-of-Way of said Highway; from which a concrete Right-of-Way marker found for the end of a curve and being an angle corner of said 4.831-acre tract bears S 03°42'27" E 51.44';

THENCE: S 82°13'02" W 589.04' (S 80° W 606.94') to a ¾" iron pipe found for an angle corner of this tract, the Northwest corner of said 4.831 acre tract, and an angle corner of a tract owned by Crown Pine Timber; from which a 12" Red Oak found marked "X" bears S 74°48" E 8.41' and a 3x3 concrete monument found for the Southwest corner of said 4.831 acre tract bears S 11°14'21" E 439.36';

THENCE: S 78°48'16" W 9.04' to a ¾" iron pipe found for the Southwest corner of this tract and an angle corner of said Crown Pine Tract; from which a 15" Red Oak found marked "X" bears N 20°32'45" E 9.31', a 14" Water Oak found marked "X" bears S 55°16'19" E 18.33', and a 14" Red Oak found marked "X" bears S 09°04'49" W 12.97';

THENCE: N 12°30'37" W 219.80' (N 16° W 219.44') to a 1" iron pipe found at the East base of a wood fence corner post for the Northwest corner of this tract and the Southwest corner of a called 3.5-acre tract recorded in Volume 246 Page 760 of the Official Public Records of said County;

THENCE: N 82°12'55" E 599.51' (N 80° E 606.94') to a ¾" iron pipe found for the Northeast corner of this tract, the Southeast corner of said 3.5 acre tract, and in the West Right-of-Way line of said Highway; from which a metal fence corner post bears N 39°45'13" W 1.13' and a concrete Right-of-Way marker found for the end of said curve and an angle corner of said 3.5 acre tract bears N 21°16'31" W 105.30';

THENCE: with a said curve turning to the right with an arc length of 219.57', with a radius of 1041.74', with a chord bearing of S 12°08'44" E, with a chord length of 219.17' to the point of beginning **containing 3.023 acres of land;**

