

AUG 20 2025

Jamie Clark

Clerk, County Court, Sabine County

DEPUTY

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NOTICE OF SUBSTITUTE TRUSTEE'S SALE

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.

DATE, TIME, PLACE OF SALE:

Date: Tuesday, the 6th day of October, 2026
Time: 1pm or not later than three hours after that time
Place: AT "On the front steps on the north side of the Sabine County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court" in Sabine County, Texas.

TERMS OF SALE: CERTIFIED FUNDS FOR FULL PURCHASE PRICE MUST BE PRESENTED AT THE TIME OF SALE. FinCEN data submission and certification requirements, if applicable, must be met timely by entities and trusts as defined by 89 CFR 70258. We ask for the required data or exemption to be submitted and certified to the law firm at the time of sale and no later than one (1) business day after the sale, if applicable.

DEED OF TRUST INFORMATION - INSTRUMENT TO BE FORECLOSED:

Date: August 13, 2020
Grantor(s): Steven McKissack, a single person
Original Mortgagee: Mortgage Electronic Registration Systems, Inc., as beneficiary, as nominee for Mid-Continent Funding, Inc., its successors and assigns
Original Principal: \$347,820.00
Recording Information: Deed Inst.# 201539,
Current Mortgagee/Beneficiary: NewRez LLC
Secures: The Promissory Note (the "Note") in the original principal amount of \$347,820.00 and all obligations contained therein. All sums secured by the Deed of Trust have been and are hereby declared immediately due and payable as a result of default under the Note and/or Deed of Trust.

MODIFICATIONS AND RENEWALS:

As used herein, the terms "Note" and "Deed of Trust" mean the Note and Deed of Trust as modified, renewed, and/or extended.

PROPERTY TO BE SOLD:

Property County: Sabine
Property Description: (See Attached Exhibit "A")
Property Address: 160 Somerset, Milam, TX 75959
Condition and Important Recitals: Should a conflict occur between the property address and the legal description contained in "Exhibit A" the legal description shall control. The property will be sold "AS IS" without any representations, warranties, or recourse, and subject to any liens or interests that may survive the sale. Any purchaser who purchases the property does so at his/her/its own risk and is strongly encouraged to engage in significant due diligence prior to sale.

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer represents the Current Mortgagee pursuant to a mortgage servicing agreement with the Mortgagee. Pursuant to Texas Property Code § 51.0025, as well as the mortgage servicing agreement, the Mortgage Servicer is authorized to collect the debt and to institute foreclosure of the deed of trust referenced above. The Mortgage Servicer information is below:

Mortgage Servicer: NewRez, LLC d/b/a Shellpoint Mortgage Servicing
Mortgage Servicer Address: 75 Beattie Place, Suite 300 Greenville, SC 29601

File No.: 26-05090TX

SUBSTITUTE TRUSTEE(S):

McCalla Raymer Leibert Pierce, LLP, Agency Sales and Posting LLC

SUBSTITUTE TRUSTEE ADDRESS:

1320 Greenway Drive, Suite 780 Irving, TX 75038

ATTENTION ALL PROSPECTIVE BIDDERS: On March 1, 2026, the data collection and reporting requirements under the U.S. Financial Crimes Enforcement Network (FinCEN) new Anti-Money Laundering Rule (Rule), found at 89 FR 70258, will go into effect.* The Rule applies to certain residential real estate sale transactions, including nonjudicial foreclosures, where the transfer is to a legal entity or trust, and the source of funds is non-financed (which includes cash, certified funds, private financing, or financing provided by an institution not subject to a federal Anti-Money Laundering or Suspicious Activity Report requirement.) As part of this Rule, non-exempt purchasers are required to provide additional information and documentation about themselves, their legal entities, and the source of funds used in the reportable transaction, if applicable.* The collection of this information and documentation by our firm is required to comply with the Rule's federal reporting requirements, if applicable. To submit and certify the required information, review informative resources/guides, or to certify an exemption please visit <https://fincen.foreclosurehotline.net/>. Note that a data submission or exemption form provided by an auctioneer may not be complete, which could require further data collection by the firm. Please submit and certify the required information at the time of sale and no later than one (1) business day after the sale, if applicable. If you have questions about the Rule or its applicability to you, please seek the advice of your own independent legal counsel, as this firm cannot give you legal advice.

* The Rule is the subject of ongoing litigation in several jurisdictions. We suggest that you seek your own legal counsel if you have questions about the status of the Rule and its applicability to your sale, if any.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code, (2) to final confirmation and audit of the status of the loan with the holder of the Deed of Trust, and (3) to confirmation that the successful bidder has timely provided to the firm all information required by the Rule, 89 FR 70258, if applicable.

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.

/s/ Coury Jacocks

Coury Jacocks - Bar #: 24014306

Attorney for NewRez LLC

Coury.Jacocks@mccalla.com

1320 Greenway Drive, Suite 780

Irving, TX 75038

(469) 942-7141 Office

(469) 533-6670 Fax

DOCUMENT PREPARED BY:

McCalla Raymer Leibert Pierce, LLP
1320 Greenway Drive, Suite 780 Irving, TX 75038
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am Heather Golden whose address is 24114 FM 15 TRAIL, TX 75789 I declare
under penalty perjury that 8/10/26 I filed and/or recorded 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.

Return to: McCalla Raymer Leibert Pierce, LLP, 1320 Greenway Drive, Suite 780 Irving, TX 75038

EXHIBIT "A"

BEING a 0.488 of an acre tract of land out of the M.W. Loving Survey, Abstract No. 152, Sabine County, Texas and being all of the called 0.507 of an acre tract of land described In Warranty Deed With Vendor's Lien dated July 3, 2007, from Paul A. Paolozzi and wife, Sharyn Davis to Billy R. Varnado and wife, Dale B. Varnado as recorded in Volume 261, Page 103 of the Official Records of Sabine County, Texas, the said 0.488 of an acre tract of land being a part of Lot 19 of Somerset on Toledo Bend Reservoir Subdivision, an unrecorded subdivision and is more particularly described as follows:

BEGINNING at a ½" iron rod found in the "take line" of Toledo Bend Reservoir for the northeasterly corner of the above referenced 0.507 of an acre tract of land, same being the northeasterly corner of the above referenced Lot 19 and also being the northwesterly corner of a called 0.690 of an acre tract of land (Volume 456, Page 93 OPRSC);

THENCE S 07°04'02" W, with the north most easterly line of the above referenced 0.507 of an acre tract of land and severing the above referenced Lot 19, a distance of 75.76 feet (call S 07°51'12" W 75.88') to a ½" Iron rod with cap (marking not legible) found for the interior corner of said 0.507 of an acre tract of land;

THENCE S 02°34'19" E with the south most easterly line of the above referenced 0.507 of an acre tract of land and still severing the above referenced Lot 19, a distance of 228.36 feet (call S 02°52'44" E 250.03') to a ½" iron rod found in the northerly margin of Somerset (sometimes call Somerset Street) a public road for the southeasterly corner of said 0.507 of an acre tract of land;

THENCE N 80°16'47" W with the southerly line of the above referenced 0.507 of an acre tract of land and traversing with the northerly margin of Somerset a distance of 51.93 feet (call N 79°20'55" W, 49.72') to a ½" iron rod found for the southwesterly corner of said 0.507 of an acre tract of land;

THENCE N 09°11'02" W with the westerly line of the above referenced 0.507 of an acre tract of land same being the easterly line of a called 0.706 of an acre tract of land (Volume 442 Page 471 OPRSC) a distance of 309.35 feet (call N 09°11'02" W, 330.55') to a ½" iron rod found In the take line of Toledo Bend Reservoir for the northwesterly corner of the said 0.706 of an acre tract of land;

THENCE S 83°47'22" E with the northerly line of the above referenced 0.507 of an acre tract of land and traversing with the take line of Toledo Bend Reservoir a distance of 100.22 feet (call S 83°54'17" E, 100 00') to the POINT OF BEGINNING 0.488 of an acre of land.

NOTE: The bearings cited herein are oriented to the westerly line of the above referenced 0.507 of an acre tract of land.