

20-006 FC

1113 FM 1970N
TIMPSON, TX 75975

0000007203482

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.

1. Date, Time, and Place of Sale.

Date: March 03, 2020

Time: The sale will begin at 10:00 AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONER'S COURT DATED AUGUST 14, 2000, BOOK 893, PAGE 644 OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. Terms of Sale. Cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated June 07, 2005 and recorded in Document CLERK'S FILE NO. 2005-3234 real property records of SHELBY County, Texas, with ERIC DON RENICK AND AMBER D. RENICK, grantor(s) and JPMORGAN CHASE BANK, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by ERIC DON RENICK AND AMBER D. RENICK, securing the payment of the indebtednesses in the original principal amount of \$118,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BAYVIEW LOAN SERVICING, LLC is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to Be Sold. The property to be sold is described in the attached Exhibit A.

6. Mortgage Servicer Information. 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 lien securing the Property referenced above. BAYVIEW LOAN SERVICING, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BAYVIEW LOAN SERVICING
4425 PONCE DE LEON BLVD
5TH FLOOR
CORAL GABLES, FL 33146

FILED FOR RECORD
SHELBY COUNTY, TEXAS
2020 FEB 11 PM 1:46
JENNIFER L. FOUNTAIN
COUNTY CLERK
BY _____ 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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHERYL LAMONT, ROBERT LAMONT, RONNIE HUBBARD, SHARON ST. PIERRE, ALLAN JOHNSTON, KATHLEEN ADKINS, EVAN PRESS, MARIEL MARROQUIN, BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Israel Saucedo

Certificate of Posting

My name is Kevin McCarthy, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on 02/11/2020 I filed at the office of the SHELBY County Clerk and caused to be posted at the SHELBY County courthouse this notice of sale.



Declarants Name: Kevin McCarthy

Date: 02/11/2020

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED ABOUT 2 MILES NORTHWEST OF THE CITY OF TIMPSON, SHELBY COUNTY, TEXAS ON THE REBECCA HALL SURVEY, A-328, BEING PART OF A 25.00 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM WILLIAM RIAL TAYLOR, JR. AND WIFE, DARINDA TAYLOR TO BRETT C. TAYLOR, SR. AND WIFE, RACHELLE TAYLOR, DATED MARCH 31, 1998, RECORDED IN VOL. 835, PG. 888 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A RAILROAD IRON FOUND FOR CORNER ON THE SOUTH BOUNDARY LINE OF A 52.2 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM WILLIAM R. TAYLOR TO WILLIAM RIAL TAYLOR, III, DATED OCTOBER 10, 2003, RECORDED IN VOL. 973, PG. 82 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS, SAID BEGINNING CORNER BEING THE NORTHEAST CORNER OF THE 25.00 ACRE TRACT AND THE NORTHWEST CORNER OF A 19.98 ACRE TRACT DESCRIBED IN A CONVEYANCE FROM CHARLES RAY VYROSTEK TO JOSE LUIS GARCIA AND WIFE, ARACELI GARCIA, DATED SEPTEMBER 20, 2002, RECORDED IN VOL. 948, PG. 224 OF THE DEED RECORDS OF SHELBY COUNTY, TEXAS;

THENCE S 02 DEG. 16' 28" E, 953.87 FEET WITH THE EAST BOUNDARY LINE OF THE 25.00 ACRE TRACT TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A FENCE CORNER POST;

THENCE S 67 DEG. 27' 37" W, 143.66 FEET ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A GATE POST ON THE EAST SIDE OF A GAP GATE;

THENCE N 82 DEG. 29' 50" W, 276.16 FEET CONTINUING ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER AT THE BASE OF A DEAD TREE (USED FOR FENCE CORNER);

THENCE N 08 DEG. 47' 06" W, 973.65 FEET ALONG A FENCE TO A 1/2" IRON ROD SET FOR CORNER ON THE NORTH BOUNDARY LINE OF THE 25.00 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE 52.2 ACRE TRACT;

THENCE N 88 DEG. 54' 10" E, 517.42 FEET WITH THE NORTH BOUNDARY LINE OF THE 25.00 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF 52.2 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 10.414 ACRES, MORE OR LESS.

THERE IS CONVEYED A 20 FOOT ACCESS AND UTILITY EASEMENT DESCRIBED IN THE AFOREMENTIONED 25.00 ACRE TRACT CONVEYANCE. SEE VOL. 835, PG. 888 DR.

THERE IS RESERVED A 20 FOOT ACCESS AND UTILITY EASEMENT ADJACENT TO, PARALLEL WITH, AND 10.00 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT S 02 DEG. 16' 28" E, 20.00 FEET FROM A RAILROAD IRON FOUND FOR THE NORTHEAST CORNER IN THE CENTERLINE OF THE EXISTING 20 FOOT ACCESS AFOREMENTIONED;

THENCE S 88 DEG. 54' 10" W, 354.00 FEET.