

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 23rd DAY OF July, 2020

19TX797-0014
1324 MARGARET, PARIS, TX 75460

NOTICE OF FORECLOSURE SALE

- Property: The Property to be sold is described as follows:
- ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, A PART OF THE LARKIN RATTAN SURVEY, AND BEING LOT NO. 3 IN BLOCK A OF THE BYERS SUBDIVISION TO THE CITY OF PARIS, TEXAS, AS SHOWN BY THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 191, PLAT RECORDS OF LAMAR COUNTY, TEXAS SAID LOT FRONTING 60 FT ON THE SOUTH SIDE OF MARGARET ST. AND EXTENDING SOUTH 116.2 FT AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED FROM ROBERT E. HOFFMAN ET UX TO WILLIAM F. DOBBS ET UX ON OCT 12, 1965, RECORDED IN BOOK 435, PAGE 367, DEED RECORDS OF LAMAR COUNTY, TEXAS.
- Security Instrument: Deed of Trust dated June 30, 2005 and recorded on July 11, 2005 as Instrument Number 00028437 in the real property records of LAMAR County, Texas, which contains a power of sale.
- Sale Information: September 01, 2020, at 1:00 PM, or not later than three hours thereafter, at the east foyer, just inside the first floor east entrance to the Lamar County Courthouse located at 119 North Main Street, Paris, Texas, or as designated by the County Commissioners Court.
- Terms of Sale: Public auction to highest bidder for cash. In accordance with Texas Property Code section 51.009, the Property will be sold as is, without any expressed or implied warranties, except as to warranties of title, and will be acquired by the purchaser at its own risk. In accordance with Texas Property Code section 51.0075, the substitute trustee reserves the right to set additional, reasonable conditions for conducting the sale and will announce the conditions before bidding is opened for the first sale of the day held by the substitute trustee.
- Obligation Secured: The Deed of Trust executed by PATRICIA JAN ROBINSON secures the repayment of a Note dated June 30, 2005 in the amount of \$24,395.00. BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, whose address is c/o Bayview Loan Servicing, LLC, 4425 Ponce de Leon Blvd., 5th Floor, Coral Gables, FL 33146, is the current mortgagee of the Deed of Trust and Note and Bayview Loan Servicing, LLC is the current mortgage servicer for the mortgage. Pursuant to a servicing agreement and Texas Property Code section 51.0025, the mortgagee authorizes the mortgage servicer to administer the foreclosure on its behalf.
- Substitute Trustee: In accordance with Texas Property Code section 51.0076 and the Security Instrument referenced above, mortgagee and mortgage servicer's attorney appoint the substitute trustees listed below.
- Court Order: A Home Equity Foreclosure Order was signed on July 16, 2020 in the 62nd District Court of Lamar County under Cause No. 89538. A copy of the Order is attached hereto.

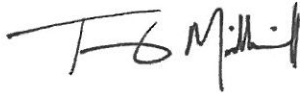


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THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

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.



Miller, Watson & George, P.C.
Dustin C. George, Attorney at Law
Tracey Midkiff, Attorney at Law
Jonathan Andring, Attorney at Law
5550 Granite Parkway, Suite 245
Plano, TX 75024



Substitute Trustee(s): Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwierns, Darla Boettcher, Irene Lindsay, Dana Kamin, Lisa Bruno, Sharon St. Pierre, Sue Spasic, Harriet Fletcher, Zoran W. Spasic
c/o Miller, Watson & George, P.C.
5550 Granite Parkway, Suite 245
Plano, TX 75024

07-23-2020

Certificate of Posting

I, _____, declare under penalty of perjury that on the _____ day of _____, 20____, I filed and posted this Notice of Foreclosure Sale in accordance with the requirements of LAMAR County, Texas and Texas Property Code sections 51.002(b)(1) and 51.002(b)(2).

Misti Nicholson

CAUSE NO. 89538

IN RE: ORDER FOR FORECLOSURE
CONCERNING 1324 MARGARET
PARIS, TX 75460
UNDER TEX. R. CIV. PROC. 736

IN THE DISTRICT COURT OF

PETITIONER:

BAYVIEW LOAN SERVICING, LLC, A
DELAWARE LIMITED LIABILITY
COMPANY

LAMAR COUNTY, TEXAS

RESPONDENT(S):

PATRICIA JAN ROBINSON

62ND JUDICIAL DISTRICT

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DEFAULT ORDER

1. On this day, the Court considered Petitioner's motion for default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

PATRICIA JAN ROBINSON 1324 MARGARET PARIS, TX 75460	PATRICIA JAN ROBINSON 2354 WEST AUSTIN ST PARIS, TX 75460
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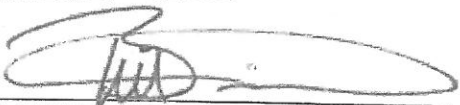
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

3. The property that is the subject of this foreclosure proceeding is commonly known as 1324 MARGARET, PARIS, TX 75460, with the following legal description:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, A PART OF THE LARKIN RATTAN SURVEY, AND BEING LOT NO. 3 IN BLOCK A OF THE BYERS SUBDIVISION TO THE CITY OF PARIS, TEXAS, AS SHOWN BY THE PLAT OF SAID SUBDIVISION RECORDED IN PLAT BOOK 1, PAGE 191, PLAT RECORDS OF LAMAR COUNTY, TEXAS SAID LOT FRONTING 60 FT ON THE SOUTH SIDE OF MARGARET ST. AND EXTENDING SOUTH 116.2 FT AND BEING THE SAME PROPERTY AS DESCRIBED IN DEED FROM ROBERT E. HOFFMAN ET UX TO WILLIAM F. DOBBS ET UX ON OCT 12, 1965, RECORDED IN BOOK 435, PAGE 367, DEED RECORDS OF LAMAR COUNTY, TEXAS.

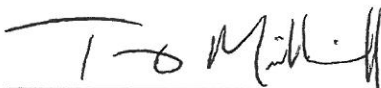
4. The lien to be foreclosed is indexed or recorded at Instrument Number 00028437 and recorded in the real property records of LAMAR County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based upon the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 *et seq.*
7. Therefore, the Court grants Petitioner's motion for default order and under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or successors in interest, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 16 day of July, 2020.



JUDGE PRESIDING

Approved:



Dustin C. George

Texas Bar No. 24065287

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Tracey Midkiff

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