

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	James E. Rhone	Deed of Trust Date	February 21, 2014
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$201,750.00
Recording Information	Instrument #: 2014-00314604 in Angelina County, Texas	Original Trustee	G. Tommy Bastian
Property Address	711 Booker Street, Diboll, TX 75941	Property County	Angelina

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	01/02/2024
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The Angelina County Courthouse Annex at 606 East Lufkin Ave, Lufkin, TX, in the hallway outside the Commissioners' courtroom adjacent to the atrium; or if the sale occurs on a holiday, sales are to take place on the front steps of the main entrance to the Angelina County Courthouse in Angelina County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.
Substitute Trustees	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Kathleen Adkins, Evan Press, Reid Ruple, Auction.com, Robert LaMont, Sheryl LaMont, Allan Johnston, Ronnie Hubbard, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
LAND SITUATED IN THE CITY OF DIBOLL IN THE COUNTY OF ANGELINA IN THE STATE OF TX
TRACT NO. ONE: BEING 0.09 OF AN ACRE OF LAND, MORE OR LESS, OUT OF AND A PART OF A-9, A. CHEVANO LEAGUE, ANGELINA COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT NO. FIVE (5) IN SECTION NO. FIVE (5) AS SHOWN ON THE AMENDED PLAT OF THE FARLEY ADDITION TO THE TOWN OF DIBOLL AND RECORDED IN VOLUME 3, PAGE 18 OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, SAID 0.09 OF AN ACRE BEING DESCRIBED MORE FULLY AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT NO. SIX (6) AND THE SOUTHWEST CORNER OF LOT NO. FIVE (5) IN THE EAST EDGE OF BOOKER AVENUE;
THENCE S. 67 DEGREES 40' E. 202.0 FEET TO THE NORTHEAST CORNER OF LOT NO. SIX (6), THE SOUTHEAST CORNER OF LOT FIVE (5) AND THE SOUTHWEST CORNER OF LOT NO. TWELVE (12);
THENCE N. 22 DEGREES 20' E. WITH THE WEST LINE OF LOT NO. TWELVE (12) AND THE EAST LINE OF LOT NO. FIVE (5) 20.0 FEET TO STEEL STAKE FOR CORNER;
THENCE N 67 DEGREES 40' W. 201.68 FEET TO STEEL STAKE FOR CORNER IN THE WEST LINE OF LOT NO. FIVE (5) AND THE EAST EDGE OF BOOKER AVENUE;
THENCE S. 22 DEGREES 50' W. 20.0 FEET TO THE PLACE OF BEGINNING.
TRACT NO. TWO: BEING LOT NO. SIX (6) AND THE NORTH ONE-HALF (1/2) OF LOT NO. SEVEN (7) OF THE BLOCK NO. FIVE (5) OF THE FARLEY ADDITION TO THE TOWN OF DIBOLL, ANGELINA COUNTY, TEXAS, ACCORDING TO AND AS SHOWN ON THE OFFICIAL AMENDED PLAT OF SAID ADDITION, OF RECORD IN VOLUME 3, PAGE 18, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR ALL PURPOSES.

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

TAHERZADEH, PLLC
 NOTICE OF TRUSTEE'S SALE- 281-00557

FILED
 AT 1:47 O'CLOCK P M
 NOV 13 2023
 AMY FINCHER
 County Clerk, County Court at Law
 Angelina County, Texas
 By MO

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NOTICE OF TRUSTEE'S SALE

Default has occurred under the Deed of Trust and all sums secured by the Deed of Trust were declared immediately due and payable. The Beneficiary has, or caused another to, removed the Original Trustee and appointed Substitute Trustees. On behalf of the Mortgagee, Mortgage Servicer, and Substitute Trustees, the undersigned is providing this Notice of Trustee's Sale.

The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Deed of Trust permitting the Beneficiary thereunder to have the bid credited to the Note up to the amount of the unpaid debt secured by the Deed of Trust at the time of sale.

The sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. The sale shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Deed of Trust, the Beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust. Purchasers will buy the property "at the purchaser's own risk" and "at his/her peril", and no representation is made concerning the quality of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property.

Pursuant to the Texas Property Code, the Trustee reserves the right to set further reasonable conditions for conducting the Sale. Any such further conditions shall be announced before bidding is opened for the first Sale of the day held by the Trustee or any Substitute Trustee.

The Deed of Trust permits the Beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the Trustee, or any subsequently appointed Trustee, need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

Interested parties are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

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.

Dated November 10, 2023.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
15851 N. Dallas Parkway, Suite 410, Addison, TX 75001


Posted by Sheryl LaMont, November 13, 2023.

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