

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Jerry D. Underwood and Vernetta J. Underwood	Deed of Trust Date	April 24, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Reverse Mortgage Solutions, Inc., its successors and assigns	Original Principal	\$87,000.00
Recording Information	Instrument #: 000720 Book #: 0584 Page #: 0355 in Rains County, Texas	Original Trustee	G. Tommy Bastian
Property Address	282 Wells St., Emory, TX 75440	Property County	Rains

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	1 Mortgage Way, Suite 100, Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	07/05/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The East most side of the courthouse annex which is located at 220 West Quitman Street County Courthouse in Rains County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Rains County Commissioner's Court.
Substitute Trustees	Robert LaMont, Harriett Fletcher, Shannah Howle, Jon Murphy Howle, David Sims, Sue Spasic, Zoran W. Spasic, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, Selim Taherzadeh, Mo 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:
THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF TEXAS, COUNTY OF RAINS, DESCRIBED AS FOLLOWS:
BEING A 0,258 ACRE TRACT AND BEING ALL THAT CERTAIN TOT, TRACT OR PARCEL OF LAND SITUATED IN THE B. MILLER SURVEY, ABSTRACT NO, 155, RAINS COUNTY, TEXAS AND IN THE CITY OF EMORY AAND ALL OF LOT 10, H.C, BULLARD ADDITION, ACCORDING TO THE PLAT RECORDED ON VOLUME 134, PAGE 49, RAINS COUNTY DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON ROD SET ON THE WEST LINE OF WELLS STREET FOR A CORNER, SAID POINT BEING AT THE SOUTHEAST CORNER OF LOT 10 AND AT THE NORTHEAST CORNER OF LOT 11;
THENCE N 89 DEG. 47' 59" W A DISTANCE OF 150.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER, SAID POINT BEING AT THE COMMON CENTER OF LOTS 10, 11, 17, AND 18;
THENCE N 00 DEG. 09' 10" W A DISTANCE OF 75.00 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER, SAID POINT BEING AT THE COMMON CORNER OF LOTS 9, 10, 18, AND 19;
THENCE S 89 DEG. 48' 00" E A DISTANCE OF 150.20 FEET TO A 1/2 INCH IRON ROD FOUND ON THE WEST LINE OF WELLS STREET FOR A CORNER, SAID BEING AT THE NORTHWEST CORNER OF LOT 10 AND AT THE SOUTHWEST CORNER OF LOT 9;
THENCE S 00 DEG. 00' 00" E A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.258 ACRES OF LAND.
NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.
APN: 6253

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00340

PAGE 1

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

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.

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Dated May 17, 2022.

/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

Harriett Fletcher

Posted by Harriett Fletcher, May 19, 2022.