

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
COUNTY CLERK
MORRIS COUNTY, TEXAS

DEED OF TRUST INFORMATION:

Grantor(s)	Alfred E. Cannon and Geraldine Cannon	Deed of Trust Date	August 8, 2008
Original Mortgagee	EverBank Reverse Mortgage, LLC	Original Principal	\$135,000.00
Recording Information	Instrument #: 1519 (DOT says filed 8/15/2008, recorded 8/18/2008, but county clerk records show as recorded 8/15/2008) Book #: 414 Page #: 413 in Morris County, Texas	Original Trustee	Allan B. Polunsky
Property Address	5359 US Hwy. 67 W. , Omaha, TX 75571	Property County	Morris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	10/01/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The East door of the Courthouse in Morris County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Morris County Commissioner's Court.
Substitute Trustees	Harriett Fletcher, Robert LaMont, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiars, Darla Boettcher, Dana Kamin, Auction.com, Harriett Fletcher, Robert LaMont, David Sims, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, 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:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN MORRIS COUNTY, TEXAS, ABOUT ONE (1) MILE WEST OF OMAHA, TEXAS, AND OUT OF THE CASPER LOWENSTEIN SURVEY, ABSTRACT NO. 190, AND BEING PART OF A 10 ACRE TRACT CONVEYED BY ANNIE GUFFEY TO EMMA LOONEY, DEED RECORDED IN VOLUME 48, PAGE 4, DEED RECORDS, MORRIS COUNTY, TEXAS: BEING 206.2 FEET WEST OF THE NORTHWEST CORNER OF A ONE (1) ACRE TRACT CONVEYED TO NORWOOD TARVER BY ANNIE GUFFEY BY A DEED RECORDED IN VOLUME 48, PAGE 496, MORRIS COUNTY DEED RECORDS, SAME BEING 206.2 FEET WEST OF THE NORTHEAST CORNER OF TRACT OF LAND CONVEYED BY ANNIE GUFFEY ET EL TO W. V. TAYLOR DATED AUGUST 2, 1948, RECORDED IN VOLUME 63, PAGE 95, DEED RECORDS, MORRIS COUNTY, TEXAS, AND BEING IN THE CENTER OF A REAOD AND THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67, A STAKE FOR CORNER; THENCE SOUTH 21 DEGREES 45 MINUTES WEST 104.5 FEET, WITH CENTER OF ROAD, A STAKE FOR CORNER; THENCE SOUTH 45 DEGREES WEST 241 FEET WITH CENTER OF ROAD, A STAKE ON THE SBL OF A 76 ACRE TRACT CONVEYED TO MRS. ANNIE GUFFEY MILLS BY G.W. HEARD BY DEED RECORDED IN VOLUME 4, PAGE 576, DEED RECORDS, MORRIS COUNTY, TEXAS; THENCE NORTH 89 DEGREES 22 MINUTES WEST ALONG THE SBL OF SAID 76 ACRE TRACT 674.1 FEET, A STAKE FOR CORNER; THENCE NORTH 400.2 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 67, A STAKE FOR CORNER; THENCE SOUTH 84 DEGREES 36 MINUTES EAST 714 FEET WITH SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 67 TO THE PLACE OF BEGINNING CONTAINING 6.06 ACRES OF LAND MORE OR LESS. BEING THE SAME LAND CONVEYED BY ANNIE GUFFEY ET AL TO W. V. TAYLOR BY DEED DATED AUGUST 2, 1948, RECORDED IN VOLUME 63, PAGE 95, DEED RECORDS, MORRIS COUNTY, TEXAS, LESS

TAHERZADEH, PLLC

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HOWEVER, 1.55 ACRES CONVEYED BY W. V. TAYLOR AND WIFE, PASSIE L. TAYLOR, TO J. B. WHITTINGTON, DATED APRIL 21, 1953, RECORDED IN DEED RECORDS, MORRIS COUNTY, TEXAS.

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

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THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated August 22, 2024.

/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 Harriett Fletcher, August 29, 2024.