

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Bruce Jackson and Debbie Jackson	Deed of Trust Date	April 29, 2011
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for R.H. Lending, Inc., its successors and assigns	Original Principal	\$124,267.00
Recording Information	Instrument #: 2011-000653 Book #: 450 Page #: 623 in Morris County, Texas	Original Trustee	Steve Holmes Law Firm, P.C.
Property Address	305 W. 3rd Street, Omaha, TX 75571	Property County	Morris

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer	Guardian Mortgage, a division of Sunflower Bank, N.A.
Current Beneficiary	Guardian Mortgage, a division of Sunflower Bank, N.A.	Mortgage Servicer Address	2701 N. Dallas Parkway, Suite 180, Plano, TX 75093

SALE INFORMATION:

Date of Sale	08/06/2024
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 Zwiers, 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

2024 JUN - 15 AM 10:00
 MORRIS COUNTY, TEXAS
 COUNTY CLERK
 FILED FOR RECORD

PROPERTY INFORMATION:

Legal Description as per the Deed of Trust:
ALL THAT CERTAIN TRACT, LOT OR PARCEL OF LAND, A PART OF THE ISAAC CAMPBELL SURVEY A-327, AND ALSO BEING ALL OF THAT CERTAIN TRACT, LOT OR PARCEL OF LAND THAT IS DESCRIBED IN A DEED DATED APRIL 28, 1977 FROM BOBBY CALHOUN TO BRUCE JACKSON, AND WIFE, DEBBIE, THAT IS RECORDED IN VOLUME 153 PAGE 848, OF THE REAL PROPERTY RECORDS OF MORRIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT;
METES AND BOUNDS DESCRIPTION
BEGINNING AT A 5/8 INCH IRON ROD (STAMPED DCA ON CAP) FOUND FOR CORNER AT THE S.E.C. OF SAID TRACT AND THE S.W.C. OF A CALLED 0.680 ACRE TRACT OF LAND (VOL. 327 PAGE 354) AND ALSO BEING ON THE N.B.L. OF NORTH THIRD STREET;
THENCE SOUTH 83 DEGREES 04 MINUTES 57 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT AND THE N.B.L. OF SAID STREET FOR A DISTANCE OF 151.71 FEET TO A 1/2 INCH IRON ROD SET FOR THE S.W.C. OF SAID TRACT AND BEING AT THE INTERSECTION OF THE N.B.L. OF SAID STREET AND THE E.B.L. OF STATE HIGHWAY NO. 26 (VOL. 13 PAGE 377);
THENCE NORTH 01 DEGREES 27 MINUETS 32 SECONDS EAST, ALONG THE W.B.L. OF SAID TRACT AND THE E.B.L. OF SAID HIGHWAY FOR A DISTANCE OF 192.51 FEET TO A 1/2 INCH IRON ROD SET FOR CORNER OF THE N.W.C. OF SAID TRACT AND BEING THE S.W.C. OF A CALLED 0.27 ACRE TRACT OF LAND (VOL. 110 PAGE 160);
THENCE NORTH 81 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT AND THE S.B.L. OF SAID CALLED 0.27 ACRES FOR A DISTANCE OF 123.08 FEET TO A 5/8 INCH IRON

TAHERZADEH, PLLC

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ROD (STAMPED DCA ON CAP) FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT AND THE S.E.C. OF SAID CALLED 0.27 ACRES AND THE N.W.C. OF SAID CALLED 0.680 ACRES; THENCE SOUTH 07 DEGREES 06 MINUTES 44 SECONDS EAST, ALONG THE E.B.L. OF SAID TRACT AND THE W.B.L. OF SAID CALLED 0.680 ACRES FOR A DISTANCE OF 194.76 FEET TO THE PLACE OF BEGINNING CONTAINING 0.6067 ACRES.

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.

NOTICE OF TRUSTEE'S SALE

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 May 30, 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 Robert LaMont, June 6, 2024.