

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Ronald D. Strause and Clara Strause	Deed of Trust Date	February 11, 2009
Original Mortgagee	Metlife Home Loans, a Division of Metlife Bank, N.A.	Original Principal	\$181,500.00
Recording Information	Instrument #: 2009-183471 Book #: 129 Page #: 911 in Live Oak County, Texas	Original Trustee	Brown, Fowler & Alsup, P.C.
Property Address	Country Road 381 House 124, George West, TX 78022	Property County	Live Oak

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	09/06/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The front porch of the Live Oak County Courthouse in Live Oak County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Live Oak County Commissioner's Court.
Substitute Trustees	Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jodi Steen, W.D. Larew, Leslye Evans, Alexis Mendoza, Susana Sandoval, Elizabeth Anderson, Janice Stoner, 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:
BEING 1.38 ACRES OF LAND, MORE OR LESS, IN THE THOMAS PUGH ORIGINAL GRANT ABSTRACT NO. 34, LIVE OAK COUNTY, TEXAS, AND BEING PART OF TRACT NO.1 OF THE MRS. S. A. BRIGGS PARTITION SURVEY, AS PER PLAT THEREOF RECORDED IN VOL. 1, PAGE 170 OF THE PLAT RECORDS, AND BEING A PART OF THAT CERTAIN 23.27 ACRE "SECOND TRACT" DEVISED TO THELMA STRAUSE UNDER THE PROVISIONS OF PARAGRAPH V. OF THE LAST WILL AND TESTAMENT OF DORA PUGH, DECEASED, DULY PROBATED IN CAUSE NO. 1404 IN THE COUNTY COURT OF LIVE OAK COUNTY, TEXAS, ENTITLED "IN THE MATTER OF THE ESTATE OF DORA PUGH, DECEASED", SAID 1.38 ACRES OF LAND, MORE OR LESS, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A STAKE SET UNDER FENCE ON THE NW BOUNDARY LINE OF TRACT NO. 1 AND SAID 23.27 ACRE TRACT, THE SE BOUNDARY LINE OF COUNTY ROAD, FOR THE WEST CORNER OF THIS TRACT AND FROM WHICH POINT THE WEST CORNER OF SAID 23.27 ACRE TRACT (WHICH IS ALSO THE NORTH CORNER OF THE 14 ACRES "THIRD TRACT" DEVISED BY DORA PUGH, DECEASED, TO JIM PUGH BY SAID WILL) BEAR SOUTH 38 DEGREES 52' WEST 473.0 FEET, AND FROM WHICH BEGINNING POINT THE WEST CORNER OF SAID TRACT NO. 1 BEARS SOUTH 38 DEGREES 52' WEST 889.27 FEET, THENCE NORTH 38 DEGREES 52' EAST ALONG A FENCE A FENCE, THE NW BOUNDARY LINE OF SAID TRACT NO. 1 AND SAID 23.27 ACRE TRACT, THE SE BOUNDARY LINE OF SAID COUNTY ROAD 200.0 FEET TO A STAKE FOR THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 51 DEGREES 0' EAST 300.0 FEET TO A STAKE SET FOR THE EAST CORNER OF THIS TRACT; THENCE SOUTH 38 DEGREES 52' WEST, 200.0 FEET TO A STAKE SET FOR THE SOUTHR CORNER OF THIS TRACT; THENCE NORTH 51 DEGREES 0' WEST 300.00 FEET TO THE BEGINNING, AND CONTAINING 1.38 ACRES OF LAND, MORE OR LESS.

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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 refiling 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.

NOTICE OF TRUSTEE'S SALE

Dated August 3, 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

FILED Aug 11 A.D. 20²²
LIVE OAK COUNTY, TEXAS
IDA VASQUEZ, CLERK, COUNTY COURT
BY Rebecca DEPUTY
AT 10:33 O'CLOCK cbn