

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE 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.

5965-890

NOTICE OF FORECLOSURE SALE

1 THE PROPERTY TO BE SOLD

COMMONLY KNOWN AS

464 WEST COLORADO STREET, LA GRANGE, TEXAS 78945

LEGAL DESCRIPTION

SEE EXHIBIT A.

2 THE DEED OF TRUST TO BE FORECLOSED UPON

RECORDED IN REAL PROPERTY RECORDS OF
FAYETTE COUNTY

RECORDED ON
NOVEMBER 18, 2010

UNDER DOCUMENT#
10-7039

3 THE SALE IS SCHEDULED TO BE HELD

PLACE
IN THE AREA OF THE COURTHOUSE BULLETIN BOARD WHICH IS
LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED
ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY
COURTHOUSE SQUARE FACING WEST COLORADO STREET NEAR
IT'S INTERSECTION WITH NORTH MAIN STREET OR AS
DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE

DATE
JANUARY 2, 2024

TIME
10:00 AM - 1:00 PM

TERMS OF SALE

The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the Deed of Trust, the mortgagee 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 § 51.009 of 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.

OBLIGATIONS SECURED

The Deed of Trust executed by DANIEL OLENICK and VIRGINIA OLENICK, provides that it secures the payment of the indebtedness in the original principal amount of \$105,000.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MORTGAGE ASSETS MANAGEMENT, LLC f/k/a REVERSE MORTGAGE SOLUTIONS, INC. is the current mortgagee of the note and deed of trust and PHH MORTGAGE CORPORATION is the current mortgage servicer. A servicing agreement between the mortgager, whose address is 1661 Worthington Road, Suite #100, West Palm Beach, Florida 33409, and the mortgage service exists. TEXAS PROPERTY CODE § 51.0025 authorizes the mortgage servicer to collect the debt.

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.

In accordance with Texas Property Code § 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint the following as Substitute Trustee to act under and by virtue of said Deed of Trust:

MEGAN RANDLE, ROBERT RANDLE, EBBIE MURPHY, NICHOLAS S. CAMPBELL, ANNAROSE M. HARDING, SARA A. MORTON, RICHARD McCUTCHEON, HALEY SHEPPARD, and/or BRANCH M. SHEPPARD.

ATTORNEYS AT LAW

Branch M. Sheppard
Annarose M. Harding
Sara A. Morton
Richard McCutcheon

Annarose Harding
GALLOWAY, JOHNSON, TOMPKINS, BURR & SMITH

A PROFESSIONAL LAW CORPORATION
1301 McKinney Street, Suite 1400
Houston, Texas 77010
(713) 599-0700

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 11/02/23
NAME EBBIE MURPHY

Ebbie Murphy

TRUSTEE

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**EXHIBIT A – LEGAL DESCRIPTION
for 464 West Colorado Street, La Grange, Texas 78945**

ALL THAT CERTAIN 10,457 SQUARE FOOT TRACT OR PARCEL OF LAND SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF LAGRANGE, FAYETTE COUNTY, TEXAS, PART OF THE JOHN H. MOORE PLAN OF SAID CITY AND A PART OF TRACT DESCRIBED IN A DEED DATED DECEMBER 30, 1950, RECORDED IN VOLUME 247, PAGE 393, DEED RECORDS, FAYETTE COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET IN THE NORTHWEST MARGIN OF COLORADO STREET, SOUTH 60 DEG. WEST 342 FEET FROM THE POINT OF INTERSECTION OF THE NORTHWEST MARGIN OF COLORADO STREET WITH THE SOUTHWEST MARGIN OF WATER STREET AND AT THE SOUTH CORNER OF THE TRACT DESCRIBED IN SAID DEED DATED DECEMBER 30, 1950;

THENCE NORTH 30 DEG. WEST 89 FEET TO THE WEST CORNER OF THE TRACT DESCRIBED IN SAID DEED;

THENCE NORTH 60 DEG. EAST, ALONG THE NORTHWEST LINE OF THE TRACT DESCRIBED IN SAID DEED, 117.5 FEET;

THENCE SOUTH 30 DEG EAST 89 FEET TO THE NORTHWEST MARGIN OF SAID COLORADO STREET

THENCE SOUTH 60 DEG. WEST, ALONG THE NORTHWEST MARGIN OF COLORADO STREET, 117.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 10,457 SQUARE FEET OF LAND, MORE OR LESS.

FILED
3:12 PM KB
NOV 02 2023

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

CERTIFICATE OF POSTING

I declare under penalty of perjury that I filed this Notice of Foreclosure Sale at the office of the County Clerk and caused it to be posted at the location directed by the County Commissioners Court.

POSTED 11/02/23
NAME Ebbie Murphy

Ebbie Murphy TRUSTEE