

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	L.A. Thomas and Ruby Thomas	Deed of Trust Date	March 27, 2006
Original Mortgagee	Wells Fargo Bank, N.A.	Original Principal	\$49,500.00
Recording Information	Instrument #: 00037119 Book #: 1742 Page #: 251 in Lamar County, Texas	Original Trustee	Robert K. Fowler
Property Address	338 4th Street SW, Paris, TX 75460	Property County	Lamar

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, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	06/07/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The East Foyer, just inside the first floor East Entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar County County Courthouse in Lamar County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Lamar County Commissioner's Court.
Substitute Trustees	Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Robert LaMont, Harriett Fletcher, Sheryl LaMont, David Sims, Sharon St. Pierre, Sue Spasic, Zoran W. Spasic, Allan Johnston, 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:
A PART OF THE LARKIN RATTAN SURVEY WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A STAKE IN THE CENTER OF 4TH STREET S. W., FORMERLY TRAVIS STREET, AT THE NE CORNER OF A LOT CONVEYED BY W.S. MOORE AND WIFE TO W.T. CHRISTIAN BY DEED RECORDED IN THE DEED RECORDS OF LAMAR COUNTY, TEXAS;
THENCE NORTH 58 FEET, A STAKE;
THENCE WEST 112, FEET, A STAKE IN THE EB LINE OF PROPERTY NOW OR FORMERLY OWNED BY J.M. DANIEL;
THENCE SOUTH WITH SAID J.M. DANIEL'S EB LINE 58 FEET, A STAKE;
THENCE EAST 112 FEET TO THE PLACE OF BEGINNING; AND BEING THE SAME PROPERTY CONVEYED BY MRS. MARY BADGETT TO MRS. HATTIE Z. COOPER ON MAY 11, 1926 BY DEED RECORDED IN BOOK 214, ON PAGE 105, LAMAR COUNTY DEED RECORDS AND ALSO BEING THE SAME PROPERTY AS DESCRIBED IN DEED OF REBECCA METCALF, A WIDOW TO THOMAS M. METCALF, DATED JANUARY 19, 1971, OF RECORD IN BOOK 523, PAGE 313, LAMAR COUNTY DEED RECORDS, AND FURTHER DESCRIBED IN A WARRANTY DEED OF JACK REEVES TO ROBERT A. BURNS AND DONNA KAY BRYANT DATED MARCH 7, 1978 OF RECORD IN BOOK 599, PAGE 1067, LAMAR COUNTY DEED RECORDS.

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

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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 refileing 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.

Dated May 11, 2022.

NOTICE OF TRUSTEE'S SALE

/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

A handwritten signature in black ink, appearing to read 'Robert La Mont', is written over a horizontal line.

Robert La Mont, May 12, 2022