

RECEIVED BY  
LAMAR COUNTY CLERKS OFFICE  
ON THIS THE 5<sup>th</sup> DAY OF May 2022

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

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. Sender is: Codilis & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated January 10, 2007 and recorded under Vol. 1846, Page 76, or Clerk's File No. 00045261, in the real property records of LAMAR County Texas, with Jackie Wylie, as her sole and separate property and James Wiley as Grantor(s) and Pacific Reverse Mortgage, Inc. dba Financial Heritage as Original Mortgagee.

Deed of Trust executed by Jackie Wylie, as her sole and separate property and James Wiley securing payment of the indebtedness in the original principal amount of \$255,000.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Jackie Wiley. Mortgage Assets Management, LLC is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan. PHH Mortgage Corporation is acting as the Mortgage Servicer for the Mortgagee. PHH Mortgage Corporation, is representing the Mortgagee, whose address is: 1 Mortgage Way, Mt. Laurel, NJ 08054.

**Legal Description:**

**TRACT 1 AND TRACT 2, SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY #524, AND BEING A PART OF A 6.595 ACRE TRACT OF LAND CONVEYED BROOKS ARMSTRONG BY DEED RECORDED IN VOL. 492, PAGE 476, OF THE DEED RECORDS OF SAID COUNTY AND STATE, AS DESCRIBED IN EXHIBIT "A".**

**SALE INFORMATION**

**Date of Sale: 07/05/2022**

**Earliest Time Sale Will Begin: 1:00 PM**

**Location of Sale:** The place of the sale shall be: LAMAR County Courthouse, Texas at the following location: The east foyer, just inside the first floor east entrance to the Lamar County Courthouse 119 North Main Street, Paris, Texas or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. 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 Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



**EXHIBIT "A"**  
**Legal Description**

**TRACT 1:**

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY #524, AND BEING A PART OF A 6.595 ACRE TRACT OF LAND CONVEYED BROOKS ARMSTRONG BY DEED RECORDED IN VOL. 492, PAGE 476, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT AN IRON PIN FOR CORNER IN THE EAST BOUNDARY LINE OF SAID ARMSTRONG TRACT OF LAND, SAID POINT BEING SOUTH A DISTANCE OF 267 FT. FROM THE NORTHEAST CORNER OF SAME.

THENCE WEST A DISTANCE OF 396 FT. TO AN IRON PIN FOR CORNER IN THE WEST BOUNDARY LINE OF SAID TRACT OF LAND;

THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF 14TH N.E. A DISTANCE OF 150 FT. TO AN IRON PIN FOR CORNER;

THENCE EAST A DISTANCE OF 396 FT. TO AN IRON PIN FOR CORNER IN THE EAST BOUNDARY LINE OF SAID ARMSTRONG TRACT OF LAND;

THENCE NORTH A DISTANCE OF 150 FT. TO THE PLACE OF BEGINNING.

**TRACT 2:**

SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF PARIS, COUNTY OF LAMAR, AND STATE OF TEXAS, A PART OF THE JOSEPH LEACH SURVEY #524, AND BEING A PART OF A 6.595 ACRE TRACT OF LAND CONVEYED BROOKS ARMSTRONG BY DEED RECORDED IN VOL. 492, PAGE 476, OF THE DEED RECORDS OF SAID COUNTY AND STATE.

BEGINNING AT AN IRON PIN FOR CORNER, SAID POINT BEING SOUTH A DISTANCE OF 267 FT. AND WEST A DISTANCE OF 196 FT. FROM THE NORTHEAST CORNER OF SAID 6.595 ACRE TRACT OF LAND.

THENCE NORTH A DISTANCE OF 50 FT. TO AN IRON PIN OR CORNER;

THENCE WEST A DISTANCE OF 200 FT. TO AN IRON PIN FOR CORNER;

THENCE SOUTH ALONG THE EAST BOUNDARY LINE OF 34TH N.E. A DISTANCE OF 50 FT. TO AN IRON PIN FOR CORNER;

THENCE EAST A DISTANCE OF 200 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.230 ACRES OF LAND.

FOR INFORMATIONAL PURPOSES ONLY; THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 39392; SOURCE OF TITLE IS VOLUME 1315, PAGE 166 (RECORDED 04/28/2003)

[DATE]

SSA, OEIO, DEBS, FOIA  
PO Box 33022  
Baltimore, MD 21290-3022

To Whom it May Concern:

Please provide me with a copy of my Live Numident printout. I have enclosed a check for \$22 made payable to the Social Security Administration.

My personal information required to fulfill this request is as follows:

First Name: \_\_\_\_\_

Last Name: \_\_\_\_\_

Date of Birth: \_\_\_\_\_

Social Security Number: \_\_\_\_\_

My mailing address is as follows:

First and Last Name: \_\_\_\_\_

Street Address 1: \_\_\_\_\_

Street Address 2: \_\_\_\_\_

City, State, Zip Code: \_\_\_\_\_

**Statement of Oath**

*I am the individual to whom this record pertains, and I understand that there are criminal penalties for making a knowing and willful request for access to records concerning another individual under false pretense.*

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date