

NOTICE OF TRUSTEE'S SALE

25 FEB 20 AM 10:04

DEED OF TRUST INFORMATION:

Grantor(s)	Wilma G. Tanner	Deed of Trust Date	March 26, 2004
Original Mortgagee	Financial Freedom Senior Funding Corporation, a Subsidiary of Lehman Brothers Bank, FSB	Original Principal	\$223,500.00
Recording Information	Instrument #: 00301638 (Partial Release of Lien recorded on 8/10/2016 under instrument #: 20160000013713) Book #: 03466 Page #: 00069 in Rockwall County, Texas	Original Trustee	Tommy Bastian
Property Address	1451 FM 1141, Rockwall, TX 75087	Property County	Rockwall

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	07/01/2025
Time of Sale	12:00 PM or no later than 3 hours thereafter
Place of Sale	The area immediately outside on the front steps of the Rockwall County Courthouse, located at 1111 Yellowjacket lane in Rockwall, Rockwall County, Texas in Rockwall County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Rockwall County Commissioner's Court.
Substitute Trustees	Randy Daniel, Cindy Daniel, Jim O'Bryant, Brenda Wiggs, Denise Boerner, David Stockman, Guy Wiggs, Donna Stockman, Michelle Schwartz, Selim 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: PURSUANT TO PARTIAL RELEASE OF LIEN RECORDED ON 8/10/2016 UNDER INSTRUMENT #: 20160000013713: BEING A TRACK OR PARCEL OF LAND SITUATED IN THE S. S. MCCURREY SURVEY, ABSTRACT NO. 146 AND THE M. B. JONES SURVEY ABSTRACT 122, ROCKWALL COUNTY, TEXAS, AND BEING THE SAME 0.53 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM FLOYD H. RUTLEDGE AND WIFE, DELITHA J. RUTLEDGE, TO W. R. ALLEN, JR. DATED JUNE 1, 1978 RECORDED IN VOLUME 134, PAGE 552, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS AND ALSO BEING PART OF A 58.142 ACRE TRACT CONVEYED TO FLOYD H. RUTLEDGE AND WIFE DELITHA RUTLEDGE, BY DEED RECORDED IN VOLUME 70, PAGE 491, OF THE DEED RECORDS OF ROCKWALL, COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON ROD FOR A CORNER LOCATED SOUTH 88 DEGREES 58 MINUTES WEST, 172.1 FEET SOUTH 57 DEGREES 08 MINUTES WEST, 10.3 FEET AND NORTH 00 DEGREES 15 MINUTES EAST, 165.2 FEET FROM THE SOUTHEAST CORNER OF THE ABOVE MENTIONED 58.142 ACRE TRACT. THENCE SOUTH 85 DEGREES 41 MINUTES WEST, 155.5 FEET TO A 1/2 INCH IRON ROD SET FOR A CORNER; THENCE NORTH 00 DEGREES 02 MINUTES EAST, 148.1 FEET TO A 1/2 INCH ROD SET FOR A CORNER; THENCE NORTH 88 DEGREES 41 MINUTES EAST, 158.0 FEET TO A 1 INCH PIPE FOUND FOR A CORNER; THENCE SOUTH 00 DEGREES 16 MINUTES WEST, 148.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.53 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.

NOTICE OF TRUSTEE'S SALE

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.

Dated February 13, 2025.

/s/ Selim H. Taherzadeh

Selim H. Taherzadeh
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
(469) 729-6800

Return to: TAHERZADEH, PLLC
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