

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Gordon R. Thomas and Shirley J. Thomas	Deed of Trust Date	May 7, 2008
Original Mortgagee	Reliance Mortgage Company	Original Principal	\$232,500.00
Recording Information	Instrument #: 8021 Book #: 1754 Page #: 102 in Hunt County, Texas	Original Trustee	Gary J. Sommerfelt
Property Address	5904 Stonewall Street, Greenville, TX 75402	Property County	Hunt

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	10-04/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The North steps of the Courthouse, including the hallway area 20 ft inside the North door on the 2nd floor County Courthouse in Hunt County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hunt County Commissioner's Court.
Substitute Trustees	Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Monica Henderson, Meryl Olsen, Misty McMillan, Tiffney Bruton, Auction.com, Liz Hach, Cheryl Harris, Randy Daniel, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Sharon St. Pierre, Cindy Daniel, 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: ALL THAT IS CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS PART OF THE JOHN STEPHENS SURVEY AND BEING KNOWN AS LOT 3 OF THE J.A. BOLTON RESUBDIVISION OF BLOCK 100, MINERAL HEIGHTS ADDITION ACCORDING TO THE PLAT OF SAME OF RECORD IN VOLUME 400, PAGE 204, DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN DEED FROM C.B. PICKLE AND ATHALENE TO C.R. THOMAS AND R.W. STEPHENS OF RECORDS IN VOLUME 614, PAGE 285, DEED RECORDS, HUNT COUNTY TEXAS.

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.

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S 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 refiled 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 August 31, 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

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00475

FILED FOR RECORD
BECKY LANDRUM
COUNTY CLERK HUNT
CO. TX
22 SEP - 1 AM 11 51
DEPUTY
PAGE 2

CAUSE NO.

In Re: Order of Foreclosure	§	IN THE DISTRICT COURT
Concerning	§	
5904 Stonewall St Greenville TX 75402	§	
Under Tex. R. Civ. P. 736	§	
Petitioner:	§	
	§	OF HUNT COUNTY, TEXAS
	§	
Nationstar Mortgage LLC d/b/a	§	
Champion Mortgage Company	§	
		196th
Respondent(s):	§	_____ JUDICIAL DISTRICT
	§	
Gordon R. Thomas, Shirley J. Thomas	§	

DEFAULT ORDER

1. On this day, the Court considered Petitioner’s motion for a default order granting its application for an expedited order under Rule 736. Petitioner’s application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:

Gordon R. Thomas
5904 Stonewall Street, Greenville TX 75402

Shirley J. Thomas
5904 Stonewall Street, Greenville TX 75402
3. Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
4. The property that is the subject of this foreclosure proceeding is commonly known as 5904 Stonewall St Greenville TX 75402 with the following legal description:

ALL THAT IS CERTAIN LOT, TRACT OR PARCEL OF LAND LYING
AND BEING SITUATED IN THE CITY OF GREENVILLE, HUNT

COUNTY, TEXAS PART OF THE JOHN STEPHENS SURVEY AND BEING KNOWN AS LOT 3 OF THE J.A. BOLTON RESUBDIVISION OF BLOCK 100, MINERAL HEIGHTS ADDITION ACCORDING TO THE PLAT OF SAME OF RECORD IN VOLUME 400, PAGE 204, DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN DEED FROM C.B. PICKLE AND ATHALENE TO C.R. THOMAS AND R.W. STEPHENS OF RECORDS IN VOLUME 614, PAGE 285, DEED RECORDS, HUNT COUNTY, TEXAS.

5. The lien to be foreclosed is indexed or recorded at Official Records Book 1754 at Page 102 and recorded in the real property records of Hunt County, Texas.
6. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
7. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
8. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner, or its successors or assigns, may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.

9. This order is not subject, to a motion for rehearing, a new trial a bill of review, or an appeal.

Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 29 day of April, 2022.



PRESIDING JUDGE

ORDER SUBMITTED BY:

Philip Traynor

Philip S. Traynor
State Bar No. 24083985
ptraynor@alaw.net
2201 W. Royal Lane, Suite 155
Irving, Texas 75063
(469) 804-8457 (Phone)
(469) 804- 8462 (Fax)
ATTORNEY FOR PETITIONER