

NOTICE OF TRUSTEE'S SALE

#30

DEED OF TRUST INFORMATION:

Grantor(s)	Pedro R. Perez, Jr.	Deed of Trust Date	March 27, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$187,050.00
Recording Information	Instrument #: 2015-2191 in Gaines County, Texas	Original Trustee	G. Tommy Bastian
Property Address	196 County Road 107-I, Seminole, TX 79360	Property County	Gaines

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	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	01/02/2024
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	An area by the west edge of the West porch of the Courthouse and on the East by the middle landing of the inside stairs leading into the Courthouse from the West door in Gaines County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Gaines County Commissioner's Court.
Substitute Trustees	Shelley Nail, Donna Trout, Zane Nail, Charles Green, Kristopher Holub, Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Auction.com, Shelley Nail, Zane Nail, Donna Trout, Zia Nail, Zoey Fernandez, 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: N/2 OF THE W/2 OF THE W/2 OF TRACT 79, INSTALLMENT NO. 3, TOWN & COUNTRY ESTATES, GAINES COUNTY, TEXAS, A SUBDIVISION OF SECTION 128, BLOCK G, W.T. RY. CO. SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOL. 279, PAGE 395, DEED RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

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.

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

NOTICE OF TRUSTEE'S 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 November 7, 2023.


/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

CAUSE NUMBER 23-09-19182

IN RE: ORDER FOR FORECLOSURE
CONCERNING

IN THE DISTRICT COURT

196 COUNTY ROAD 107-I
SEMINOLE, TX 79360

UNDER TEX. R. CIV. PROC. 736

OF GAINES COUNTY, TEXAS

Petitioner:

MORTGAGE ASSETS MANAGEMENT, LLC
F/K/A REVERSE MORTGAGE SOLUTIONS,
INC.,

Respondent(s):

PEDRO R. PEREZ, JR.

106TH JUDICIAL DISTRICT

DEFAULT ORDER ALLOWING FORECLOSURE

Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc., Petitioner, on behalf of itself, its successors and assigns, has brought before this Court for consideration its Application for Court Order Allowing Foreclosure of a Lien Under Texas Constitution Article XVI, Section 50(k)(6) ("Application"). Having considered the evidence presented, the Court finds that:

- 1) the Application complies with Texas Rule of Civil Procedure ("TRCP") 736.1;
- 2) the Application was properly served in accordance with TRCP 736.3;
- 3) a Respondent did not file a response to the Application by the due date; and
- 4) the return of service has been on file with the Clerk of the Court for at least 10 days; and
- 5) Petitioner has established the basis for foreclosure and finds that:

(a) Petitioner is the holder of a Texas Home Equity Conversion Note secured by a

lien created under Texas Constitution Article XVI, Section 50(k). A debt exists.

(b) The obligation secured by the lien sought to be foreclosed is in default.

(c) The requisite notice to cure the default has been mailed to each person as required under applicable law and the loan agreement, contract, or lien sought to be foreclosed and the opportunity to cure has expired. Before the Application was filed, any other action required under applicable law and the loan agreement, contract, or lien sought to be foreclosed was performed.

IT IS THEREFORE ORDERED that:

1. Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc., together with its successors and assigns, is hereby authorized to serve Notice of Sale on each Respondent and may proceed with a foreclosure sale in accordance with the security agreement and Texas Property Code Section 51.002 concerning the property with a commonly known mailing address of 196 County Road 107-I, Seminole, TX 79360 and legal description as described in the Real Property Records of Gaines County, Texas as follows:

N/2 OF THE W/2 OF THE W/2 OF TRACT 79, INSTALLMENT NO. 3, TOWN & COUNTRY ESTATES, GAINES COUNTY, TEXAS, A SUBDIVISION OF SECTION 128, BLOCK G, W.T. RY. CO. SURVEY, GAINES COUNTY, TEXAS, AS PER PLAT OF RECORD IN VOL. 279, PAGE 395, DEED RECORDS OF GAINES COUNTY, TEXAS; SAVE AND EXCEPT ALL OIL, GAS AND OTHER MINERALS.

2. The name and last known address of each respondent subject to the order are:

Pedro R. Perez, Jr.
P.O. Box 61
Seminole, TX 79360

3. The recording or indexing information of each lien to be foreclosed is as follows:

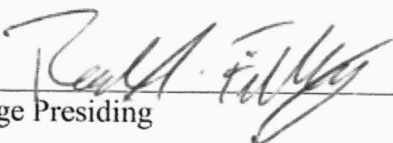
Instrument #: 2015-2191 in the Real Property Records of Gaines County,
Texas.

4. A conformed copy of an Order Allowing Foreclosure must be attached to the Trustee or Substitute Trustee's Foreclosure Deed in accordance with TRCP 736.12.

5. Petitioner may communicate with each Respondent and all third parties as reasonably necessary to conduct a foreclosure sale.

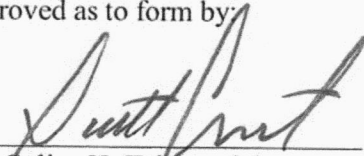
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a Respondent is represented by counsel.

Signed, this 3rd day of November, 2023.



Judge Presiding

Approved as to form by:



- Selim H. Taherzadeh
Texas Bar No. 24046944
st@taherzlaw.com
- Jeremiah B. Hayes
Texas Bar No. 24048532
jh@taherzlaw.com
- Scott H. Crist
Texas Bar No. 24057814
sc@taherzlaw.com
15851 N. Dallas Parkway, Suite 410
Addison, TX 75001
Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

— FILED —
11-9-25 12:42P m
Terri Berry, County Clerk
Gaines County, Texas
BY Tim Gutierrez
Deputy