

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
IN MY OFFICE

DEED OF TRUST INFORMATION:

Grantor(s)	Mark Howard Wilson and Mary Lou Wilson	Deed of Trust Date	August 13, 2013 ^{11:05} _{OCLOCK} <i>al</i>
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for SHL Mortgage Company, its successors and assigns	Original Principal	\$277,500.00
Recording Information	Instrument #: 177242 Book #: 1741 Page #: 797 in Panola County, Texas	Original Trustee	Gregory S. Graham ^{BOBBIE DAVIS} _{CLERK, PANOLA COUNTY, TEXAS}
Property Address	211 Country Road 4252, Tenaha, TX 75974	Property County	Panola _{BY <i>ST/TKB</i> DEPUT}

APR 07 2022

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	PHH Mortgage Corporation F/K/A Reverse Mortgage Solutions	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	PHH Mortgage Corporation F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer Address	1 Mortgage Way, Mt. Laurel, NJ 08054

SALE INFORMATION:

Date of Sale	05/03/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	THE STEPS OF THE PANOLA COUNTY COURTHOUSE, SUCH STEPS BEING LOCATED ON THE EAST SIDE OF THE PANOLA COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE County Courthouse in Panola County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Panola County Commissioner's Court.
Substitute Trustees	Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Terri Worley or Lisa DeLong, 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 CERTAIN 1.68 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE THOMAS KELLY SURVEY, A-372, IN PANOLA COUNTY, TEXAS. SAID TRACT BEING A PART OF A CALLED 44.648 ACRE TRACT OF LAND CONVEYED FROM MARK HOWARD WILSON TO ANITA FAYE PINELL WILSON, RECORDED IN VOL. 1216, PAGE 726, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS (OROPCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE ROADWAY OF COUNTY ROAD 4252, FROM WHICH A 4" WOOD FENCE CORNER POST FOUND FOR REFERENCE: BEARS S 80 DEGREES 26'32"W, 9.95 FEET. SAID POINT BEING THE SEC OF THIS TRACT, THE SEC OF SAID 44.648 ACRE TRACT, THE NEC OF A CALLED 45.534 ACRE ROGER A. GRIFFIN TRACT, DESCRIBED IN VOL. 1179, PAGE 268, (OPROPCT), AND ON THE WEST LINE OF A CALLED JIMMY WORTHY TRACT DESCRIBED IN VOL. 585, PAGE 627, DEED RECORDS OF PANOLA COUNTY, TEXAS (DPROPCT). SAID POINT ALSO BEING ON THE COMMON EAST LINE OF SAID KELLY SURVEY, AND THE WEST LINE OF THE J. TIPPETT SURVEY, A-666;
THENCE S80 DEGREES 26'32"W, WITH THE COMMON SOUTH LINE OF SAID 44.468 ACRE TRACT, AND THE NORTH LINE OF SAID GRIFFIN TRACT, 243.12 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER. SAID CORNER BEING THE SWC OF THIS TRACT, AND THE MOST SOUTHERLY SEC OF TRACT #2, A 43.43 ACRE TRACT ALSO SURVEYED THIS DATE;
THENCE ACROSS SAID 44.468 ACRE TRACT, AND WITH THE EAST LINE OF SAID TRACT #2 THE FOLLOWING COURSES AND DISTANCES:
1) N 10 DEGREES 03'34"W, PARTLY WITH A BARBED WIRE FENCE, 321.06 FEET, TO A 1/2" IRON

TAHERZADEH, PLLC

NOTICE OF TRUSTEE'S SALE- 281-00109

PAGE 1

NOTICE OF TRUSTEE'S SALE

ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER AT A T-POST IN A BARBED WIRE FENCE;

**2) N 81 DEGREES 57'58"E, AT 203.56 FEET PASSING A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP SET FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 218.56 FEET, TO A POINT IN THE ROADWAY OF COUNTY ROAD 4252. SAID POINT BEING THE NEC OF THIS TRACT, THE MOST EASTERLY SEC OF SAID TRACT #2, ON THE EAST LINE OF SAID 44.468 ACRE TRACT, ON THE WEST LINE OF SAID WORTHY TRACT, AND ON SAID COMMON SURVEY LINES;
THENCE S 14 DEGREES 32'00"E, WITH THE COMMON EAST LINE OF SAID 44.468 ACRE TRACT, THE WEST LINE OF SAID WORTHY TRACT, AND WITH SAID COMMON SURVEY LINES, 316.43 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1.68 ACRES MORE OR LESS;**

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 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.

NOTICE OF TRUSTEE'S SALE

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 April 5, 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



Posted by Robert La Mont, April 07, 2022.

CAUSE NUMBER 2022-052

**IN RE: ORDER FOR FORECLOSURE
CONCERNING**

**211 COUNTRY ROAD 4252
TENAHA, TX 75974**

UNDER TEX. R. CIV. PROC. 736

§
§
§
§
§
§
§
§
§
§

IN THE DISTRICT COURT

123rd JUDICIAL DISTRICT OF

PANOLA COUNTY, TEXAS

ORDER ALLOWING FORECLOSURE

PHH Mortgage Corporation 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) the return of service has been on file with the Clerk of the Court for at least 10 days;
and
- 4) 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. 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 211 Country Road 4252, Tenaha, TX 75974 and legal description as described in the Real Property Records of Panola County, Texas as follows:

ALL THAT CERTAIN 1.68 ACRE LOT, TRACT OR PARCEL OF LAND LOCATED IN THE THOMAS KELLY SURVEY, A-372, IN PANOLA COUNTY, TEXAS. SAID TRACT BEING A PART OF A CALLED 44.648 ACRE TRACT OF LAND CONVEYED FROM MARK HOWARD WILSON TO ANITA FAYE PINELL WILSON, RECORDED IN VOL. 1216, PAGE 726, OFFICIAL PUBLIC RECORDS OF PANOLA COUNTY, TEXAS (OROPCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE ROADWAY OF COUNTY ROAD 4252, FROM WHICH A 4" WOOD FENCE CORNER POST FOUND FOR REFERENCE: BEARS S 80 DEGREES 26'32"W, 9.95 FEET. SAID POINT BEING THE SEC OF THIS TRACT, THE SEC OF SAID 44.648 ACRE TRACT, THE NEC OF A CALLED 45.534 ACRE ROGER A. GRIFFIN TRACT, DESCRIBED IN VOL. 1179, PAGE 268, (OPROPCT), AND ON THE WEST LINE OF A CALLED JIMMY WORTHY TRACT DESCRIBED IN VOL. 585, PAGE 627, DEED RECORDS OF PANOLA COUNTY, TEXAS (DPROPCT). SAID POINT ALSO BEING ON THE COMMON EAST LINE OF SAID KELLY SURVEY, AND THE WEST LINE OF THE J. TIPPETT SURVEY, A-666;

THENCE S80 DEGREES 26'32"W, WITH THE COMMON SOUTH LINE OF SAID 44.468 ACRE TRACT, AND THE NORTH LINE OF SAID GRIFFIN TRACT, 243.12 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER. SAID CORNER BEING THE SWC OF THIS TRACT, AND THE MOST SOUTHERLY SEC OF TRACT #2, A 43.43 ACRE TRACT ALSO SURVEYED THIS DATE;

THENCE ACROSS SAID 44.468 ACRE TRACT, AND WITH THE EAST LINE OF

SAID TRACT #2 THE FOLLOWING COURSES AND DISTANCES:

1) N 10 DEGREES 03'34"W, PARTLY WITH A BARBED WIRE FENCE, 321.06 FEET, TO A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP, SET FOR CORNER AT A T-POST IN A BARBED WIRE FENCE;

2) N 81 DEGREES 57'58"E, AT 203.56 FEET PASSING A 1/2" IRON ROD WITH J. ROBERTS PLASTIC CAP SET FOR REFERENCE, AND CONTINUING A TOTAL DISTANCE OF 218.56 FEET, TO A POINT IN THE ROADWAY OF COUNTY ROAD 4252. SAID POINT BEING THE NEC OF THIS TRACT, THE MOST EASTERLY SEC OF SAID TRACT #2, ON THE EAST LINE OF SAID 44.468 ACRE TRACT, ON THE WEST LINE OF SAID WORTHY TRACT, AND ON SAID COMMON SURVEY LINES;

THENCE S 14 DEGREES 32'00"E, WITH THE COMMON EAST LINE OF SAID 44.468 ACRE TRACT, THE WEST LINE OF SAID WORTHY TRACT, AND WITH SAID COMMON SURVEY LINES, 316.43 FEET, TO THE PLACE OF BEGINNING, CONTAINING 1.68 ACRES MORE OR LESS;

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

Mark Howard Wilson, Deceased
211 Country Road 4252
Tenaha, TX 75974

Mary Lou Wilson
1015 Baylor Dr.
Carthage, TX 75633

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

Instrument #: 177242 Book #: 1741 Page #: 797 in the Real Property
Records of Panola 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 4 day of April, 2022.


Judge Presiding