

# NOTICE OF TRUSTEE'S SALE

## DEED OF TRUST INFORMATION:

Grantor(s)	Katherine Carol Phillips	Deed of Trust Date	August 13, 2013
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. Solely as Nominee for Nationstar Mortgage LLC, dba Greenlight Loans, its successors and assigns	Original Principal	\$210,000.00
Recording Information	Instrument #: 1303910 in Houston County, Texas	Original Trustee	Baxter & Schwartz P.C.
Property Address	307 FM 3313, Crockett, TX 75835	Property County	Houston

## MORTGAGE SERVICER INFORMATION:

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

## SALE INFORMATION:

Date of Sale	08/02/2022
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The East side of the Courthouse County Courthouse in Houston County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Houston County Commissioner's Court.
Substitute Trustees	Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Harriett Fletcher, 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:

0.349 ACRE OUT OF AND A PART OF A.E. GOSSETT SURVEY, A-423, CITY OF CROCKETT, HOUSTON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF LOT 32, OF SECTION 1 OF THE NOTTINGHAM WOODS SUBDIVISION AND ALSO BEING THE SAME LAND DESCRIBED IN A DEED TO CALVIN S. STORY, SR., ET UX, FROM LLOYD J. JOHNSON ET UX, AND BEING RECORDED IN VOL. 812, PAGE 447 OF THE OFFICIAL RECORDS OF HOUSTON COUNTY, WHICH 0.349 ACRE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING ON A 1/2 INCH IRON ROD FOUND FOR THE NORTH EAST CORNER OF THIS TRACT AND THE SOUTH EAST CORNER OF RALPH MATHER LOT RECORDED IN VOL. 554, PAGE 397 OF THE HOUSTON COUNTY DEED RECORDS, AND ALSO BEING IN THE WEST R.O.W. LINE OF F.M. HWY. NO. 3313;

THENCE S 20 DEG. 45' 39" E 100.30 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAME BEING THE NORTH EAST CORNER OF JAMES EASTERLY LOT NO. 33, RECORDED IN VOL. 591, PAGE 387 OF THE HOUSTON COUNTY DEED RECORDS AND ALSO BEING ON OR NEAR THE WEST R.O.W. LINE OF SAID F.M. HWY. NO. 3313;

THENCE S 66 DEG. 28' 14" W 145.39 FEET TO A 4" X 4" CONCRETE MONUMENT FOUND FOR CORNER, SAME BEING THE NORTH WEST CORNER OF SAID JAMES EASTERLY LOT NO. 33; THE NORTH EAST CORNER OF MARION LAMB LOT NO. 34, RECORDED IN VOL. 569, PAGE 102 OF THE H.C.D.R. AND THE SOUTH EAST CORNER OF MARION LAMB LOT NO. 31, RECORDED IN VOL. 569, PAGE 102 OF THE H.C.D.R.;

THENCE N 28 DEG. 31' 57" W 100.00 FEET TO A 4" X 4" CONCRETE MONUMENT FOUND FOR CORNER, SAME BEING THE NORTH EAST CORNER OF SAID MARION LAMB LOT, AND THE SOUTH EAST CORNER OF ELTON NEEL LOT RECORDED IN VOL. 966, PAGE 7788 OF THE HOUSTON COUNTY DEED RECORDS AND BEING THE SOUTH WEST CORNER OF RALPH MATHER LOT;

THENCE N 66 DEG. 16' 00" E 158.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.349

TAHERZADEH, PLLC

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## NOTICE OF TRUSTEE'S SALE

ACRE OF LAND, 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.

**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**

## NOTICE OF TRUSTEE'S SALE

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THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated January 24, 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 Sharon St Pierre, January 27, 2022.