

NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD
 2024 APR 25 PM 3:14
 CASS COUNTY CLERK
 AMY WARRIEN

DEED OF TRUST INFORMATION:

Grantor(s)	Bobby Taylor and Barbara Taylor	Deed of Trust Date	April 20, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of Indy Mac Bank, F.S.B.	Original Principal	\$157,000.00
Recording Information	Instrument #: 2006002643 in Cass County, Texas	Original Trustee	Robert K. Fowler, Brown Fowler & Alsop
Property Address	911 Morse Road, Atlanta, TX 75551	Property County	Cass

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Seattle Bank	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Seattle Bank	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	06/04/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The North Entrance of The Cass County Courthouse Located at 100 Houston St., Linden, TX in Cass County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Cass County Commissioner's Court.
Substitute Trustees	Robert LaMont, Harriett Fletcher, Ronnie Hubbard, Sheryl LaMont, Allan Johnston, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Auction.com, Robert LaMont, David Sims, Harriett Fletcher, Sheryl LaMont, Allan Johnston, Sharon St. Pierre, Ronnie Hubbard, 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:
 ALL THAT CERTAIN 0.580 ACRE TRACT OF LAND IN THE CITY OF ATLANTA, THOS. J. RICHEY SURVEY, A-892, IN CASS CO., TX, BEING A PART OF LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN THE RAY ADDITION AND ALSO BEING ALL OF THAT TRACT OF LAND CONVEYED TO E.F. PEEK ET UX BY WARRANTY DEED RECORDED IN VOLUME 880, PAGE 365 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAID 0.580 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 BEGINNING AT A 3/4" REBAR SET AT THE INTERSECTION OF THE SOUTH LINE OF MORSE ROAD AND THE EAST LINE OF BAYOU DR. FOR THE NORTHWEST CORNER OF LOT 12 AND OF THIS DESCRIBED TRACT;
 THENCE, N 69 DEG 17 MIN 20 SEC E, 71.85 FEET ALONG SAID SOUTH LINE TO A 3/4" REBAR SET FOR THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO WILLIAM C. LOVIL ET UX BY WARRANTY DEED RECORDED IN VOLUME 438, PAGE 150, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM C. LOVIL BY WARRANTY DEED RECORDED IN VOLUME 435, PAGE 333 BEARS N 69 DEG 17 MIN 20 SEC E, 10.71 FEET;
 THENCE, S 24 DEG 46 MIN 40 SEC E, 153.82, ALONG A LINE AND CHAIN LINK FENCE TO A 1/2" REBAR SET IN THE NORTH LINE OF A 0.743 ACRE TRACT OF LAND CONVEYED TO JAMES P. BARTLETT ET UX BY WARRANTY DEED RECORDED IN VOLUME 775, PAGE 828, FOR THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY DEED IN VOLUME 438, PAGE 150, THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A CHAIN LINK CORNER POST BEARS S 24 DEG 46 MIN 40 SEC E, 1.03 FEET;
 THENCE, S 68 DEG 37 MIN 08 SEC W, AT 79.62 FEET, PASS A 5/8" IRON ROD FOUND 1.97 FEET LTV., AT 22.62 FEET PASS A 1/2" REBAR FOUND 0.13' CRT., CONTINUING A TOTAL DISTANCE OF 256.18

NOTICE OF TRUSTEE'S SALE

FEET GENERALLY ALONG A CHAIN LINE FENCE AND LINE TO A 1/2" REBAR (BENT) FOUND IN SAID EAST LINE FOR THE SOUTHWEST CORNER OF LOT 12 AND OF THIS DESCRIBED TRACT; THENCE, N 27 DEG 14 MIN 04 SEC E, 233.56 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 0.580 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.

NOTICE OF TRUSTEE'S SALE

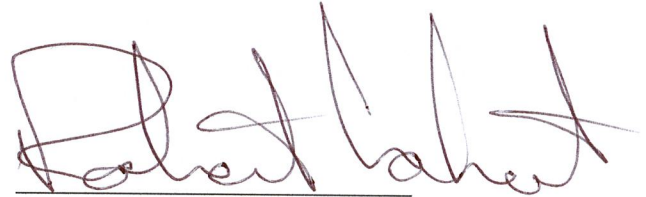
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Dated April 24, 2024.

/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 LaMont, April 25, 2024.

(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. Seattle Bank, 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 911 Morse Road, Atlanta, TX 75551 and legal description as described in the Real Property Records of Cass County, Texas as follows:

ALL THAT CERTAIN 0.580 ACRE TRACT OF LAND IN THE CITY OF ATLANTA, THOS. J. RICHEY SURVEY, A-892, IN CASS CO., TX, BEING A PART OF LOTS NUMBERED ELEVEN (11) AND TWELVE (12) IN THE RAY ADDITION AND ALSO BEING ALL OF THAT TRACT OF LAND CONVEYED TO E.F. PEEK ET UX BY WARRANTY DEED RECORDED IN VOLUME 880, PAGE 365 OF THE REAL PROPERTY RECORDS OF CASS COUNTY, TEXAS, SAID 0.580 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" REBAR SET AT THE INTERSECTION OF THE SOUTH LINE OF MORSE ROAD AND THE EAST LINE OF BAYOU DR. FOR THE NORTHWEST CORNER OF LOT 12 AND OF THIS DESCRIBED TRACT;

THENCE, N 69 DEG 17 MIN 20 SEC E, 71.85 FEET ALONG SAID SOUTH LINE TO A 3/4" REBAR SET FOR THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO WILLIAM C. LOVIL ET UX BY WARRANTY DEED RECORDED IN VOLUME 438, PAGE 150, THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO WILLIAM C. LOVIL BY WARRANTY DEED RECORDED IN VOLUME 435, PAGE 333 BEARS N 69 DEG 17 MIN 20 SEC E, 10.71 FEET;

THENCE, S 24 DEG 46 MIN 40 SEC E, 153.82, ALONG A LINE AND CHAIN LINK FENCE

TO A 1/2" REBAR SET IN THE NORTH LINE OF A 0.743 ACRE TRACT OF LAND CONVEYED TO JAMES P. BARTLETT ET UX BY WARRANTY DEED RECORDED IN VOLUME 775, PAGE 828, FOR THE SOUTHWEST CORNER OF THE TRACT CONVEYED BY DEED IN VOLUME 438, PAGE 150, THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT, FROM WHICH A CHAIN LINK CORNER POST BEARS S 24 DEG 46 MIN 40 SEC E, 1.03 FEET;

THENCE, S 68 DEG 37 MIN 08 SEC W, AT 79.62 FEET, PASS A 5/8" IRON ROD FOUND 1.97 FEET LTV., AT 22.62 FEET PASS A 1/2" REBAR FOUND 0.13' CRT., CONTINUING A TOTAL DISTANCE OF 256.18 FEET GENERALLY ALONG A CHAIN LINE FENCE AND LINE TO A 1/2" REBAR (BENT) FOUND IN SAID EAST LINE FOR THE SOUTHWEST CORNER OF LOT 12 AND OF THIS DESCRIBED TRACT;

THENCE, N 27 DEG 14 MIN 04 SEC E, 233.56 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING, CONTAINING 0.580 ACRE OF LAND, MORE OR LESS.

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

Barbara Taylor
911 Morse Road
Atlanta, TX 75551

Bobby Taylor, Deceased
911 Morse Road
Atlanta, TX 75551

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

Instrument #: 2006002643 in the Real Property Records of Cass 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.

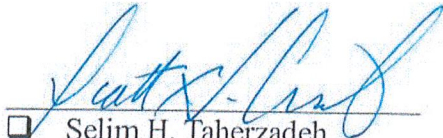
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this _____ day of _____, 2024.
4/19/2024 3:36:10 pm



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