

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Ruby Lee Moore	Deed of Trust Date	March 10, 2006
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.	Original Principal	\$265,500.00
Recording Information	Instrument #: 061347 Book #: 450 Page #: 656 in Caldwell County, Texas	Original Trustee	Robert K. Fowler, Brown, Fowler & Alsup
Property Address	146 Bugtussle Ln., Luling, TX 78648	Property County	Caldwell

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	10/03/2023
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	Outside the main entrance of the new Caldwell County Justice Center, located at 1703 S. Colorado St., Lockhart, Texas 78644. in Caldwell County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Caldwell County Commissioner's Court.
Substitute Trustees	Amy Ortiz, Aarti Patel, Beatriz Sanchez, Dylan Ruiz, Violet Nunez, Edward Luby, Nancy Parker, Roberta Avery-Hamilton, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jacon Spence, Auction.com, Sharlet Watts, Angela Zavala, Michelle Jones, Richard Zavala, Jr., Deanna Ray, Selim Taherzadeh, or Michael Linke, any to act
Substitute Trustees' Address	15851 N. Dallas Parkway, Suite 410, Addison, TX 75001

PROPERTY INFORMATION:

<p>Legal Description as per the Deed of Trust: ALL THAT CERTAIN TRACT OF PARCEL OF LAND SITUATED IN CALDWELL COUNTY, TEXAS, AND BEING A PART OF THE NANCY REAVILLE SURVEY AND BEING ALSO A PART OF A 92.168 ACRE TRACT OF LAND CONVEYED BY JOE B. SMITH, ET UX, TO C&C LAND DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 362, PAGE 265 OF THE DEED RECORDS OF CALDWELL COUNTY, TEXAS, AND BEING DESIGNATED TRACT 4 OF AN UN-RECORDED PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN SET IN THE SOUTHEAST LINE OF THE PRAIRIE LEA-SODA SPRINGS ROAD FOR THE WEST CORNER OF THIS TRACT FROM WHICH IRON PIN THE WEST CORNER OF THE ABOVE MENTIONED 92.168 ACRE TRACT BEARS SOUTH 50 DEGREES 24'30" WEST 1035.51 FEET; THENCE WITH THE SOUTHEAST LINE OF THE SAID ROAD NORTH 50 DEGREES 24'30" EAST 522.51 FEET TO AN IRON PIN SET FOR THE NORTH CORNER OF THIS TRACT; THENCE SOUTH 39 DEGREES 35'30" EAST 1081.10 FEET TO AN IRON PIN SET IN THE SOUTHEAST LINE OF THE SAID 92.168 ACRE TRACT FOR THE EAST CORNER OF THIS TRACT; THENCE SOUTH 49 DEGREES 49'30" WEST WITH THE SOUTHEAST LINE OF THE 92.168 ACRE TRACT 522.54 FEET TO AN IRON PIN SET FOR THE SOUTH CORNER OF THIS TRACT; THENCE NORTH 39 DEGREES 35'30" WEST 1086.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 13.00 ACRES OF LAND. AS SURVEYED BY CLAUDE F. HINKLE, RPS #1612, MAY 21, 1974. APN: R27243</p>
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The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

NOTICE OF TRUSTEE'S SALE

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 refiling 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 April 24, 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

TAHERZADEH, PLLC