

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are 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.

1. Date, Time, and Place of Sale.

Date: 04/05/2022

Time: Between 10am-1pm and beginning not earlier than 10am-1pm or not later than three hours thereafter.

Place: The area designated by the Commissioners Court of Liberty County, pursuant to §51.002 of the Texas Property Code as amended: if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

2. Terms of Sale. Highest bidder for cash.

3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated 11/3/2014 and recorded in the real property records of Liberty County, TX and is recorded under Clerk's File/Instrument Number 2014017742, with Arthur E. Massey III (grantor(s)) and Wells Fargo Bank, N.A. mortgagee to which reference is herein made for all purposes.

4. Obligations Secured. Deed of Trust or Contract Lien executed by Arthur E. Massey III, securing the payment of the indebtedness in the original amount of \$68,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. Wells Fargo Bank, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. Property to be Sold. LOT 48 OF SOUTHERN CROSSING SUBDIVISION, SECTION 2, AN ADDITION IN THE JOHN COLE SURVEY, A-158, LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 193 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

FILED
at 10:40 o'clock A M

FEB 17 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
By Adrian Driver DEPUTY



4742008

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.002, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. Wells Fargo Home Mortgage, as Mortgage Servicer, is representing the current Mortgagee whose address is:

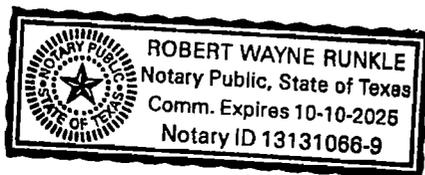
Wells Fargo Bank, N.A.
3476 Stateview Blvd.
Fort Mill, SC 29715

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Keata Smith, Margie Allen, Kyle
Barclay
1320 Greenway Drive, Suite 300
Irving, TX 75038

STATE OF Texas
COUNTY OF Liberty

Before me, the undersigned authority, on this day personally appeared Tommy Jackson, as Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 17 day of February, 2022.



Robert Runkle
NOTARY PUBLIC in and for
Liberty COUNTY
My commission expires: 10/10/2025
Print Name of Notary: Robert Runkle

CERTIFICATE OF POSTING

My name is Tommy Jackson, and my address is 1320 Greenway Drive, Suite 300, Irving, TX 75038. I declare under penalty of perjury that on 2-17-22 I filed at the office of the Liberty County Clerk and caused to be posted at the Liberty County courthouse this notice of sale.

Tommy Jackson
Declarants Name: Tommy Jackson
Date: 2-17-22

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Guy C. Poorbaugh	Deed of Trust Date	September 3, 2008
Original Mortgagee	Urban Financial Group	Original Principal	\$124,500.00
Recording Information	Instrument #: 2008019900 in Liberty County, Texas	Original Trustee	Alan E. South
Property Address	2228 Centennial Street, Liberty, TX 77575	Property County	Liberty

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	04/05/2022
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The front steps of the Courthouse, on the South side, with an address of 1923 Sam Houston County Courthouse in Liberty County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Liberty County Commissioner's Court.
Substitute Trustees	Tommy Jackson, Ron Harmon, Carolyn Ciccio, Margie Allen, Kyle Barclay, Keata Smith, 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:
LOT NO. SEVEN (7) OF THE PEARSON SUBDIVISION OF LOT NO. FOUR (4) OF OUTER BLOCK NO. 19 OF THE CITY OF LIBERTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 30, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

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.

TAHERZADEH, PLLC
NOTICE OF TRUSTEE'S SALE- 281-00101

FILED
at 10:40 o'clock A M

PAGE 1

FEB 17 2022

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adam Driver DEPUTY

NOTICE OF TRUSTEE'S SALE

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 February 11, 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

CAUSE NUMBER 21DC-CV-01496

IN RE: ORDER FOR FORECLOSURE	§	IN THE DISTRICT COURT
CONCERNING	§	
	§	
2228 CENTENNIAL STREET	§	75th JUDICIAL DISTRICT OF
LIBERTY, TX 77575	§	
	§	
UNDER TEX. R. CIV. PROC. 736	§	LIBERTY COUNTY, TEXAS
	§	

DEFAULT ORDER ALLOWING FORECLOSURE

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. 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 2228 Centennial Street, Liberty, TX 77575 and legal description as described in the Real Property Records of Liberty County, Texas as follows:

LOT NO. SEVEN (7) OF THE PEARSON SUBDIVISION OF LOT NO. FOUR
(4) OF OUTER BLOCK NO. 19 OF THE CITY OF LIBERTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1,
PAGE 30, OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS.

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

Guy C. Poorbaugh
2228 Centennial Street
Liberty, TX 77575

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

Instrument #: 2008019900 in the Real Property Records of Liberty
County, Texas.

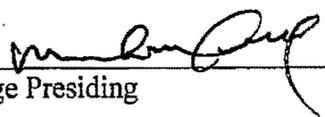
4. A conformed copy of an Order Allowing Foreclosure must be attached to the

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 9th day of February, 2022.



Judge Presiding

FILED
at 1:55 o'clock P M

FEB 9 2022

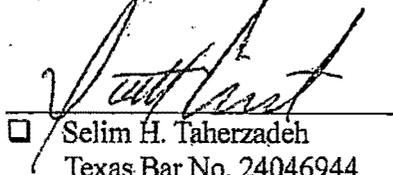
DELIA SELLERS
Clerk, District Court, Liberty, TX

BY Reggie Cook DEPUTY

281-00101

DEFAULT ORDER

Approved as to form by:



Selim H. Taherzadeh
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st@taherzlaw.com

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jh@taherzlaw.com

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Addison, Texas 75001
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Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

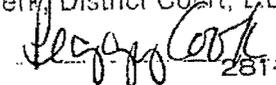
DEFAULT ORDER

FILED
at 1:55 o'clock P M

FEB 9 2022

DELIA SELLERS

Clerk, District Court, Liberty, TX

BY  DEPUTY
281-00101