

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	John A. O'Brien and Elizabeth A. O'Brien	Deed of Trust Date	December 27, 2005
Original Mortgagee	Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B.	Original Principal	\$217,500.00
Recording Information	Book #: 828 Page #: 233 in Tyler County, Texas	Original Trustee	Robert K. Fowler
Property Address	129 Holly Street, Village Mills, TX 77663	Property County	Tyler

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	03/07/2023
Time of Sale	01:00 PM or no later than 3 hours thereafter
Place of Sale	The steps of the North entrance to the second floor of the Courthouse on the North side in Tyler County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Tyler County Commissioner's Court.
Substitute Trustees	Tommy Jackson, Ron Harmon, Keata Smith, Evan Press, Amy Oian, Auction.com, Tommy Jackson, Keata Smith, Stephanie Hernandez, Carolyn Ciccio, 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:	BEING LOT NO. 23 BLOCK "O", WILDWOOD RESORT CITY, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 108.
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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, any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. Prospective bidders shall not cover any part of the property that has been released from the lien of the Deed of Trust. Prospective bidders

NO. TIME 12:30pm.

FEB 09 2023
 DONECE GREGORY, COUNTY CLERK
 TYLER COUNTY, TEXAS
[Signature]

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

Dated January 25, 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

NO. _____ TIME _____

FEB 09 2023

DONECE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS

By _____

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. Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, 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 129 Holly Street, Village Mills, TX 77663 and legal description as described in the Real Property Records of Tyler County, Texas as follows:

BEING LOT NO. 23 BLOCK "O", WILDWOOD RESORT CITY, A SUBDIVISION SITUATED IN TYLER COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF TYLER COUNTY, TEXAS, UNDER PLAT FILE NO. 108.

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

Elizabeth A. O'Brien
PO Box 519
Village Mills, TX 77663

John A. O'Brien
PO Box 519
Village Mills, TX 77663

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


Book #: 828 Page #: 233 in the Real Property Records of Tyler 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.

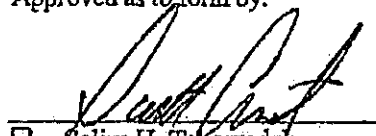
6. Notice of Foreclosure Sale must be mailed to respondent's counsel by certified mail if a respondent is represented by counsel.

Signed, this 03 day of January, 2023



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
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Telephone: (469) 729-6800
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ATTORNEYS FOR PETITIONER