

POSTED

JUN 12 2025

TIME 3:40 PM
BY: Chelsea Clark
SANDRA K. DUCKWORTH, COUNTY CLERK

9731

NO. _____ TIME 2:15 pm

NOTICE OF TRUSTEE'S SALE

JUN 12 2025

DEED OF TRUST INFORMATION:

Grantor(s)	Eleanor Rose Meek	Deed of Trust Date	June 30, 2009
Original Mortgagee	One Reverse Mortgage, LLC	Original Principal	\$258,000.00
Recording Information	Instrument #: 143633 Book #: 582 Page #: 894 in Newton County, Texas	Original Trustee	G. Tommy Bastian
Property Address	119 Bill Rowe Rd., Newton, TX 75966	Property County	Newton

DONECE GREGORY, COUNTY CLERK

June 30, 2009 COUNTY, TEXAS

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	08/05/2025
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	THE SOUTH WALL, WITHIN TEN FEET OF THE FRONT DOOR OF THE BUILDING LOCATED NEAR THE MIDDLE OF THE BLOCK FACING U.S. HIGHWAY 190 ON THE NORTH SIDE OF THE COURTHOUSE SQUARE IN NEWTON, NEWTON COUNTY, TX WHICH SAID BUILDING IS OWNED BY AND HOUSES THE NEWTON CENTRAL APPRAISAL DISTRICT in Newton County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Newton County Commissioner's Court.
Substitute Trustees	Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith, Stephanie Hernandez, Tejas Trustee Services, Taherzadeh, PLLC, Auction.com, 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 A 1.0224 ACRE TRACT OF LAND OUT OF THE JOHN G. BINGHAM SURVEY, ABSTRACT NO. 38, NEWTON COUNTY, TEXAS, AND BEING THE NORTHERLY PORTION OF THE CALLED 1.39 ACRES AS DESCRIBED IN GENERAL WARRANTY DEED DATED FEBRUARY 2006, FROM ELEANOR S. WILLIAMS TO ELEANOR ROSE MEEK AS RECORDED IN VOLUME 530, PAGE 378 OF THE OFFICIAL PUBLIC RECORDS OF NEWTON COUNTY, TEXAS, THE SAID 1.0224 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE EASTERLY MARGIN OF BILL LOWE ROAD (AKA COUNTY ROAD 4001) FOR THE WEST, OR NORTHWESTERLY, CORNER OF THE ABOVE REFERENCED 1.39 ACRE TRACT OF LAND, FROM WHICH IRON PIPE A CONCRETE MONUMENT FOUND BEARS N 16 DEGREES 46'24" W, A DISTANCE OF 26.18 FEET;

THENCE N 70 DEGREES 26'01" E, WITH THE NORTHERLY LINE OF THE ABOVE REFERENCED 1.39 ACRE TRACT OF LAND, AT 20.04 FEET PASS AN OLD CONCRETE MONUMENT FOUND FOR UNKNOWN PURPOSE AND CONTINUING SAME COURSE A TOTAL DISTANCE OF 192.22 FEET TO THE NORTH, OR NORTHEASTERLY, CORNER OF SAME, SAID CORNER CALLED TO BE IN THE WESTERLY MARGIN OF THE FORMER O&NW RAILROAD RIGHT-OF-WAY, FROM WHICH POINT A FENCE CORNER POST (FENCE N 69 DEGREES 54' E) BEARS N 66 DEGREES 09'38" E, A DISTANCE OF 1.11 FEET AND A CONCRETE MONUMENT FOUND IN THE APPROXIMATE EASTERLY MARGIN OF THE FORMER O&NW RAILROAD RIGHT-OF-WAY BEARS N 70 DEGREES 26'01" E, A DISTANCE OF 95.49 FEET;

THENCE S 09 DEGREES 19'59" E, WITH THE EASTERLY LINE OF THE ABOVE REFERENCED 1.39 ACRE TRACT OF LAND, CALLING TO BE TRAVERSING WITH THE WESTERLY MARGIN OF THE

NOTICE OF TRUSTEE'S SALE

FORMER O&NW RAILROAD RIGHT-OF-WAY, A DISTANCE OF 257.84 FEET TO A POINT FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT OF LAND;
THENCE S 72 DEGREES 09'59" W, SEVERING THE ABOVE REFERENCED 1.39 ACRE TRACT OF LAND, A DISTANCE OF 161.70 FEET TO A POINT IN THE EASTERLY MARGIN OF BILL LOWE ROAD (AKA COUNTY ROAD 4001) FOR THE SOUTH, OR SOUTHWESTERLY, CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, FROM WHICH POINT A 1/2" IRON ROD HISTORICALLY CALLED TO BE THE SOUTHWESTERLY CORNER OF SAID 1.39 ACRE TRACT OF LAND BEARS S 25 DEGREES 07'55" E, A DISTANCE OF 74.03 FEET;
THENCE N 16 DEGREES 04'09" W, WITH THE WESTERLY LINE OF THE ABOVE REFERENCED 1.39 ACRE TRACT IF KABD ABD TRAVERSING WITH THE EASTERLY MARGIN OF BILL LOWE ROAD (AKA COUNTY ROAD 4001), A DISTANCE OF 249.32 FEET TO THE POINT OF BEGINNING, AND CONTAINING WITHIN THESE BOUNDS AN AREA OF 1.0224 ACRES OF LAND.
NOTE: THE BEARINGS CITED HEREIN ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83.

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 refilled 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.

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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 June 9, 2025.

/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

FILED
at 1:12 O'clock PM

MAR 16 2023

NIKKOLE WINDHAM
District Clerk, Newton County, Texas
By *[Signature]* Deputy

CAUSE NO. CV19-14633

In Re: Order of Foreclosure Concerning
119 BILL ROWE RD,
NEWTON, TX 75966
UNDER TEX. R. CIV P. 736

IN THE DISTRICT COURT

Petitioner:

MORTGAGE ASSETS MANAGEMENT,
LLC,

OF NEWTON COUNTY, TEXAS

Respondent:

ELEANOR ROSE MEEK

1ST JUDICIAL DISTRICTDEFAULT ORDER ALLOWING FORECLOSURE

Mortgage Assets Management, LLC, 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. Mortgage Assets Management, LLC, 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 119 Bill Rowe Rd., Newton, TX 75966 and legal description as described in the Real Property Records of Newton County, Texas as follows:

1.39 ACRES, MORE OR LESS, OUT OF ABSTRACT 38, THE JOHN G BINGHAM SURVEY, NEWTON COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A 2.42 ACRE TRACT IN SAID BINGHAM SURVEY DESCRIBED IN DEED FROM FRED F COOKE TO CLAUDE WILLIAMS DATED JUNE 6, 1966, A IRON PIPE FOR CORNER IN THE EDGE OF THE OLD BON WIER ROAD, FROM WHICH A PIN OAK 24" IN DIA. BRS. S. 84 DEGREES 30' E -10.2 VARAS AND A PIN OAK 26" IN DIA. BRS. S. 15 DEGREES E - 18.6 VARAS,

THENCE N. 11 DEGREES 30' W WITH SAID ROAD AN 127.5 VARAS A IRON PIPE FOR CORNER FROM WHICH A CEDER 8" IN DIA. BRS. S 29 DEGREES 30' E - 17.0 VARAS AND A CEDAR 11" IN DIA. BRS. S. 71 DEGREES E - 16.3 VARAS,

THENCE N. 75 DEGREES E - 69.2 VARAS TO A IRON PIPE FOR CORNER IN

THE WEST RIGHT OF WAY LINE OF ABANDONED O. & N. W. RAILROAD;
THENCE S. 4 DEGREES 46' E. WITH SAID RIGHT OF WAY LINE AT 129.30
VARAS A IRON PIPE FOR CORNER FROM WHICH A PIN OAK 7" IN DIA.
BRS. S. 61 DEGREES W - 4.6 VARAS AND A PIN PAK 6" IN DIA BRS N 82
DEGREES W - 11.1 VARAS,
THENCE S. 75 DEGREES W - 54.0 VARAS TO THE PLACE OF BEGINNING

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

Eleanor Rose Meek
P.O. Box 597
Newton, TX 75966

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

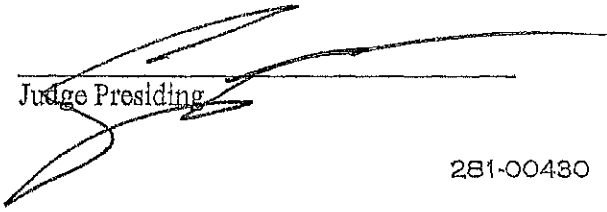
Instrument #: 143633 Book #: 582 Page #: 894 in the Real
Property Records of Newton County, Texas.

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 16 day of March, 2023.


Judge Presiding

DEFAULT ORDER

281-00430

Approved as to form by:



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ATTORNEYS FOR PETITIONER