

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Daniel F. Hewitt and Nancy Ann Hewitt	Deed of Trust Date	February 11, 2015
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. ("MERS"), as beneficiary, as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$241,500.00
Recording Information	Instrument #: 159772 in Atascosa County, Texas	Original Trustee	G. Tommy Bastian
Property Address	909 San Antonio St., Pleasanton, TX 78064	Property County	Atascosa

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	05/06/2025
Time of Sale	12:00 PM or no later than 3 hours thereafter
Place of Sale	The West porch to the Atascosa County Courthouse in Atascosa County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Atascosa County Commissioner's Court.
Substitute Trustees	Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Ramon Perez, Beatriz Sanchez, Amy Ortiz, Auction.com, Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Terri Martin, Bob Frisch, Wayne Daughtrey, Vicki Rodriguez, 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:

LAND SITUATED IN THE CITY OF PLEASANTON IN THE COUNTY OF ATASCOSA IN THE STATE OF TX.
BEING THE EAST TWENTY-SEVEN AND ONE-HALF (27.5) FEET OF LOT NUMBER NINE (9) AND WEST TWENTY-FIVE (25) FEET OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3) OF SUNNYFIELD ADDITION, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID ADDITION RECORDED ON SHEET 47-A, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA 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.

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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 March 7, 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

(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.

5.) Mark Hewitt, son of Daniel F. Hewitt, Deceased, and Nancy Ann Hewitt, appeared on behalf of Daniel F. Hewitt, Deceased and as next friend of Nancy Ann Hewitt.

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 909 San Antonio St., Pleasanton, TX 78064 and legal description as described in the Real Property Records of Atascosa County, Texas as follows:

LAND SITUATED IN THE CITY OF PLEASANTON IN THE COUNTY OF ATASCOSA IN THE STATE OF TX.

BEING THE EAST TWENTY-SEVEN AND ONE-HALF (27.5) FEET OF LOT NUMBER NINE (9) AND WEST TWENTY-FIVE (25) FEET OF LOT NUMBER EIGHT (8), IN BLOCK NUMBER THREE (3) OF SUNNYFIELD ADDITION, AN ADDITION TO THE CITY OF PLEASANTON, ATASCOSA COUNTY, TEXAS, AS PER MAP OR PLAT OF SAID ADDITION RECORDED ON SHEET 47-A, NEW PLAT CABINET, PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

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

Daniel F. Hewitt, Deceased
909 San Antonio St.
Pleasanton, TX 78064

Nancy Ann Hewitt
909 San Antonio St.
Pleasanton, TX 78064

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


Instrument #: 159772 in the Real Property Records of Atascosa 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 3/5/2025, 2025.



Judge Presiding

Approved as to form by:

By: /s/ Scott H. Crist

- Selim H. Taherzadeh
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st@taherzlaw.com
- Jeremiah B. Hayes
Texas Bar No. 24048532
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- Scott H. Crist
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Telephone: (469) 729-6800
Facsimile: (469) 828-2772
ATTORNEYS FOR PETITIONER

FILED FOR RECORD

2025 MAR 10 PM 2: 36

THERESA CARRASCO
ATASCOSA COUNTY CLERK

BY  DEPUTY