

NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Grantor(s)	Andrew Lee Renfro and Shirley F. Renfro	Deed of Trust Date	September 6, 2014
Original Mortgagee	Mortgage Electronic Registration Systems, Inc. (MERS), as beneficiary, as nominee for One Reverse Mortgage, LLC, its successors and assigns	Original Principal	\$127,500.00
Recording Information	Instrument #: 2014-49783 in Hardin County, Texas	Original Trustee	G. Tommy Bastian
Property Address	770 S. 14th St., Silsbee, TX 77656	Property County	Hardin

MORTGAGE SERVICER INFORMATION:

Current Mortgagee	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer	PHH Mortgage Corporation
Current Beneficiary	Mortgage Assets Management, LLC F/K/A Reverse Mortgage Solutions, Inc.	Mortgage Servicer Address	1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

SALE INFORMATION:

Date of Sale	07/02/2024
Time of Sale	10:00 AM or no later than 3 hours thereafter
Place of Sale	The Commissioners Courtroom area of the Courthouse in Hardin County, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Hardin County Commissioner's Court.
Substitute Trustees	Reid Ruple, Kathleen Adkins, Evan Press, Cary Corenblum, Kristopher Holub, Joshua Sanders, Julian Perrine, Amy Oian, Matthew Hansen, Jami Hutton, Alexis Banks, Aleena Litton, Aarti Patel, Dana Dennen, Cindy Dennen, Aaron Crawford, Auction.com, Margie Allen, Angie Brooks, Kyle Barclay, Tommy Jackson, Keata Smith, Stephanie Hernandez, 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 SILSBEE IN THE COUNTY OF HARDIN IN THE STATE OF TEXAS. BEING ALL OF LOT FIVE (5) AND NORTH ONE-HALF (N. 1/2) OF LOT SIX (6), IN BLOCK FIVE (5), PROGRESSIVE ADDITION IN THE TOWN OF SILSBEE, HARDIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF OF RECORD IN VOLUME 2, PAGE 29, PLAT RECORDS, HARDIN 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