

NOTICE OF ACCELERATION AND NOTICE OF 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.

DEED OF TRUST INFORMATION:

Date: 05/11/2020
Grantor(s): ~~CHARLES M ALLEN AND CRYSTAL L ALLEN, HUSBAND AND WIFE~~
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC, SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$147,283.00
Recording Information: Book 2048 Page 405 Instrument 00112229
Property County: Hill
Property: (See Attached Exhibit "A")
Reported Address: 1224 HCR 1425, COVINGTON, TX 76636

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Idaho Housing and Finance Association
Mortgage Servicer: Idaho Housing and Finance Association
Current Beneficiary: Idaho Housing and Finance Association
Mortgage Servicer Address: 565 W. Myrtle, Boise, ID 83702

SALE INFORMATION:

Date of Sale: ~~Tuesday, the 5th day of September, 2023~~
Time of Sale: ~~11:00 AM or within three hours thereafter.~~
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hill County Commissioner's Court, at the area most recently designated by the Hill County Commissioner's Court.

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. ~~Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act, as Substitute Trustee~~ will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.

FILED
NICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS
2023 JUN 29 AM 10: 04

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Substitute Trustee(s): Donna Stockman, David Stockman, Brenda Wiggs, Guy Wiggs, Michelle Schwartz, Janet Pinder, Kathy Arrington, Brandy Bacon or Jamie Dworsky, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 350, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 350, Dallas, TX 75254
AS ATTORNEY FOR THE HEREIN
IDENTIFIED MORTGAGEE AND/OR
MORTGAGE SERVICER

Certificate of Posting

I am _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

By: _____

Exhibit "A"

BEING A 2.001 ACRE TRACT OF LAND SITUATED IN THE SAMUEL MARSHALL SURVEY, ABSTRACT NO. 571, IN ~~HILL COUNTY, TEXAS~~ AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO TIMOTHY W. CARR AND INGRID D. CARR, RECORDED IN VOLUME 726, PAGE 293, DEED RECORDS, HILL COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND FOR THE COMMON CORNER OF SAID CARR TRACT, AND A TRACT OF LAND DESCRIBED IN A DEED TO LARRY J. HOWARD, RECORDED IN VOLUME 1403, PAGE 800, DEED RECORDS, HILL COUNTY, TEXAS, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF HILL COUNTY ROAD NO 1425;

THENCE S 30 DEGREES 59' 35" E, ALONG THE WEST LINE OF SAID CARR TRACT, AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HILL COUNTY ROAD NO 1425, A DISTANCE OF 30.04 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "BLUESTAR SURVEYING" SET FOR THE POINT OF BEGINNING;

THENCE N 57 DEGREES 25' 03" E, CROSSING SAID CARR TRACT, A DISTANCE OF 450.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND FOR CORNER;

THENCE S 30 DEGREES 59' 35" E, CROSSING SAID CARR TRACT, A DISTANCE OF 193.53 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND FOR CORNER;

THENCE S 57 DEGREES 25' 03" W, CROSSING SAID CARR TRACT, A DISTANCE OF 450.61 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "PEEDE DATA" FOUND FOR CORNER, SAID POINT BEING IN THE WEST LINE OF SAID CARR TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID HILL COUNTY ROAD NO. 1425;

THENCE N 30 DEGREES 59' 35" W, ALONG THE WEST LINE OF SAID CARR TRACT, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID HILL COUNTY ROAD NO. 1425, A DISTANCE OF 193.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 87,173 SQUARE FEET OR 2.001 ACRES OF LAND, MORE OR LESS.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 350, Dallas, TX 75254