

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: 08/09/2021
Grantor(s): CARL DABELSTEIN AND MELODEY DABELSTEIN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$216,015.00
Recording Information: Instrument 2021-002675
Property County: Eastland
Property: (See Attached Exhibit "A")
Reported Address: 2289 HIGHWAY 183, CISCO, TX 76437

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 4th day of October, 2022
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH ENTRANCE STEPS OF THE COURTHOUSE in Eastland County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Eastland County Commissioner's Court, at the area most recently designated by the Eastland 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 Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne, 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. Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne, 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.

RECEIVED 9:50 a
CATHY JENTHO, COUNTY CLERK

AUG 04 2022

EASTLAND COUNTY, TEXAS
By [Signature] Deputy

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): Terry Browder, Laura Browder, Marsha Monroe or Jamie Osborne, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:
Bonial & Associates, P.C.
14841 Dallas Parkway, Suite 425, 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 425, 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 Eastland County Clerk and caused it to be posted at the location directed by the Eastland County Commissioners Court.

By: _____

Exhibit "A"

A 5.447 ACRE TRACT OF LAND OUT OF AND PART OF SECTION 51, BLOCK 4, H. & T. C. RR. CO. SURVEY, ABSTRACT NO. 222, EASTLAND COUNTY, TEXAS. SAID LAND BEING OUT OF AN PART OF A FORMERLY DESCRIBED TRACT ONE (CALLED 45.50 ACRE PARENT TRACT) AND TRACT TWO (CALLED 40.11 ACRE PARENT TRACT) AS CONVEYED IN A DEED TO DOROTHY ANN NOONKESTER RECORDED IN DOCUMENT NO. 2012-000550, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS. SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHEAST LINE OF U. S. HIGHWAY 183 FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT AND BEING THE NORTHWEST COMER OF A CALLED 7.244 ACRE TRACT AS CONVEYED IN A DEED TO KARL EDWARD KINCAID RECORDED IN DOCUMENT NO. 2016-002876, OFFICIAL PUBLIC RECORDS, EASTLAND COUNTY, TEXAS. SAID POINT BEING THE WESTERNMOST CORNER OF THE REMAINING PORTION OF DOROTHY ANN NOONKESTER CALLED 40.11 ACRE TRACT AND BEING N 00 DEGREES 00'00" E, 1925.37 FEET AND N 90 DEGREES 00'00" E, 848.29 FEET FROM THE SOUTHWEST CORNER OF SECTION 51;

THENCE N 44 DEGREES 53'56" E, 666.10 FEET; WITH THE SOUTHEAST LINE OF U. S. HIGHWAY 183 AS CONVEYED IN A DEED TO THE STATE OF TEXAS AND DESCRIBED AS A CALLED 5.28 ACRE TRACT OF LAND RECORDED IN VOLUME 567, PAGE 334, DEED RECORDS, EASTLAND COUNTY, TEXAS; SAME BEING THE NORTHWEST LINE OF THIS DESCRIBED TRACT AND DOROTHY ANN NOONKESTER CALLED 40.11 ACRE TRACT AND 45.50 ACRE TRACT, TO A POINT FOR CORNER FROM WHICH A FOUND CONCRETE MONUMENT BEARS N 00 DEGREES 46'36" W, 1.84 FEET AND A FOUND 3/4" PIPE BEARS N 24 DEGREES 20'49" E, 0.97 FEET;

THENCE N 49 DEGREES 14'17" E, 71.97 FEET; WITH THE SOUTHEAST LINE OF U. S. HIGHWAY 183 AND BEING THE NORTHWEST LINE OF THIS DESCRIBED TRACT, AND DOROTHY ANN NOONKESTER CALLED 45.50 ACRE TRACT TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE NORTHERNMOST CORNER OF THIS DESCRIBED TRACT;

THENCE S 36 DEGREES 0'41" E, 645.50 FEET; WITH THE EAST LINE OF THIS DESCRIBED TRACT AND BEING OVER AND ACROSS DOROTHY ANN NOONKESTER CALLED 45.50 ACRE TRACT AND 40.11 ACRE TRACT, TO A 5/8" IRON ROD FOUND AT THE BASE OF A 2" METAL FENCE CORNER FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND BEING THE NORTHEAST CORNER OF KARL EDWARD KINCAID CALLED 7.244 ACRE TRACT;

THENCE N 89 DEGREES 47'49" W, 904.36 FEET; WITH THE SOUTH LINE OF THIS DESCRIBED TRACT AND BEING THE NORTH LINE OF KARL EDWARD KINCAID CALLED 7.244 ACRE TRACT TO THE PLACE OF BEGINNING AND CONTAINING 5.447 ACRES OF LAND.

BEARINGS ON THE ABOVE DESCRIBED 5.477 ACRE TRACT WERE BASED ON WGS84 GPS SURVEYING SYSTEM.

Return to: Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254