

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: 12/07/2022
Grantor(s): NATHAN AARON STEEN, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR AMCAP MORTGAGE, LTD. DBA GOLD FINANCIAL MORTGAGE SERVICES, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$156,300.00
Recording Information: Instrument 2022-003931
Property County: Eastland
Property: (See Attached Exhibit "A")
Reported Address: 3337 HWY 101, RANGER, TX 76470

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 3rd day of September, 2024
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 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 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 9:17 A
CATHY JENTHO, COUNTY CLERK

JUL 18 2024

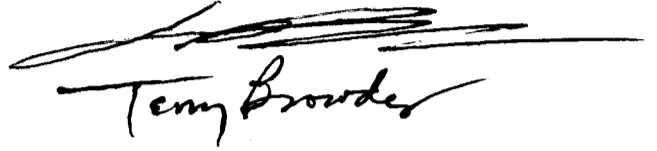
EASTLAND COUNTY, TEXAS
By DR Deputy

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 or Jamie Osborne, 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 Terry Browder whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 18, 2024 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"

BEING A 0.86 ACRE TRACT CONVEYED TO JOHNNY BOYKIN, ET. UX. RECORDED IN DOCUMENT # 2016-000519 OF THE OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND BEING DESCRIBED AS THE EASTERN PORTION OF A 2 ACRE TRACT SAVE AND EXCEPT A 10' STRIP OFF OF THE NORTH END AND SAVE AND EXCEPT A 0.86 ACRE TRACT CONVEYED TO WILEY D. GREEN, JR., RECORDED IN DOCUMENT # 2012-001934, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS. SAID LAND BEING SITUATED IN THE MARK HALEY SURVEY, ABSTRACT NO. 156, EASTLAND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND SAID JOHNNY BOYKIN, ET. UX. TRACT, SAME BEING THE NORTHWEST CORNER OF ROBERT L. BAILEY, ET. UX. 2.01 ACRE TRACT DESCRIBED IN DOCUMENT # 2015-000264, OFFICIAL PUBLIC RECORDS OF EASTLAND COUNTY, TEXAS AND ALSO BEING LOCATED IN THE SOUTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 101, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT AND BEING LOCATED 3915.26 FEET EAST OF AND 2094.24 FEET SOUTH OF THE NORTHEAST CORNER OF THE MARK HALEY SURVEY.

THENCE S 00 DEGREES 01' 09" W, 190.63 FEET ALONG AN EXISTING FENCE LINE OF THE EAST LINE OF THIS DESCRIBED TRACT AND EAST LINE OF JOHNNY BOYKIN, ET. UX. TRACT, SAME BEING THE WEST LINE OF ROBERT L. BAILEY, ET. UX. 2.01 ACRE TRACT, TO AN IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT AND SOUTHWEST CORNER OF SAID ROBERT L. BAILEY, ET. UX. 2.01 ACRE TRACT, SAID POINT ALSO BEING LOCATED IN THE NORTH LINE OF BILLY R. HEROD, ET. UX 94.8 ACRE TRACT DESCRIBED IN VOLUME 568 PAGE 264, DEED RECORDS OF EASTLAND COUNTY, TEXAS.

THENCE N 86 DEGREES 32' 33" W, 194.49 FEET ALONG AN EXISTING FENCE LINE ON THE SOUTH LINE OF THIS DESCRIBED TRACT AND SOUTH LINE OF SAID JOHNNY BOYKIN, ET. UX. TRACT, SAME BEING THE NORTH LINE OF BILLY R. HEROD, ET. UX. 94.8 ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF WILEY D. GREEN, ET. UX. 0.86 ACRE TRACT.

THENCE N 00 DEGREES 00' 10" W, 193.59 FEET WITH THE WEST LINE OF THIS DESCRIBED TRACT AND WEST LINE OF SAID JOHNNY BOYKIN, ET. UX. TRACT, SAME BEING THE EAST LINE OF WILEY D. GREEN ET. UX. 0.86 ACRE TRACT, TO A 1/2" REBAR WITH SURVEY CAP # 5085 SET AT ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 101, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT.

THENCE S 85 DEGREES 40' 33" E, 194.76 FEET WITH THE NORTH LINE OF THIS DESCRIBED TRACT AND NORTH LINE OF JOHNNY BOYKIN, ET. UX. TRACT, SAME BEING THE SOUTH RIGHT OF WAY LINE OF FARM TO MARKET ROAD 101, TO THE PLACE OF BEGINNING AND CONTAINING 0.86 ACRES OF LAND.

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