

4-2 E-2

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: 03/29/2017
Grantor(s): CLAYTON W. CUNNINGHAM AND SARAH E. CUNNINGHAM, 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: \$87,000.00
Recording Information: Instrument 2017-04223
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 2313 BREWSTER STREET, CADDO MILLS, TX 75135

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 2nd day of April, 2024
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH STEPS OF THE COURTHOUSE, INCLUDING THE HALLWAY AREA 20 FT INSIDE THE NORTH DOOR ON THE 2ND FLOOR in Hunt County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hunt County Commissioner's Court, at the area most recently designated by the Hunt 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 Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, 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. Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, 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 FOR RECORD
at 10:26 o'clock AM

FEB 22 2024

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *[Signature]*

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): Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Darla Boettcher, Dana Kamlin, Lisa Bruno, Angie Uselton, Tonya Washington, Meryl Olsen, Misty McMillan, Tiffney Bruton, Tionna Hadnot, Auction.com, David Ray, Ashlee Luna, Randy Daniel, 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 Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 5-22-24 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hunt County Clerk and caused it to be posted at the location directed by the Hunt County Commissioners Court.

By: Randy Daniel

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS, AND BEING PART OF THE CATHERINE HAVINS SURVEY, ABSTRACT NO. 488. AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED AS TRACT TWO IN A DEED FROM SUNSET PROPERTIES TO WEST HUNT COUNTY INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 2010-1222 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2 INCH IRON ROD WITH CAP FOUND FOR CORNER IN THE WEST LINE OF BREWSTER STREET AT THE NORTHEAST CORNER OF THE ABOVE CITED TRACT TWO: THENCE S. 03 DEG. 15 MIN. 26 SEC. W. WITH THE WEST LINE OF BREWSTER STREET A DISTANCE OF 60.60 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED STOVALL AND ASSOC. FOUND (HEREIN AFTER CALLED 1/2 INCH IRON ROD WITH CAP FOUND) FOR CORNER AT THE SOUTHEAST CORNER OF SAID TRACT TWO: THENCE N. 88 DEG. 31 MIN. 34 SEC. W. WITH THE SOUTH LINE OF SAID TRACT TWO AND ALONG A FENCE LINE A DISTANCE OF 93.66 FEET TO A FENCE CORNER POST FOUND FOR CORNER AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED FROM SUNSET PROPERTIES TO WEST HUNT COUNTY INVESTMENTS, LLC., AS RECORDED IN DOCUMENT NO. 2010-1222 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS; THENCE N. 02 DEG. 58 MIN. 53 SEC. E. WITH THE EAST LINE OF SAID TRACT ONE A DISTANCE OF 62.70 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR CORNER AT THE NORTHEAST CORNER OF SAID TRACT ONE: THENCE S. 87 DEG. 14 MIN. 15 SEC. E (DIRECTIONAL CONTROL LINE) WITH THE NORTH LINE OF SAID TRACT TWO AND ALONG A FENCE LINE A DISTANCE OF 93.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.13 ACRES OF LAND.

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