

**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:** 11/18/2022  
**Grantor(s):** NICHOLAS SKYLER RENTERIA, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR GENHOME MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS.  
**Original Principal:** \$253,326.00  
**Recording Information:** Instrument 2022-29575  
**Property County:** Hunt  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2107 HEMPHILL STREET, GREENVILLE, TX 75401

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE

**Mortgage Servicer:** Data Mortgage, Inc. d.b.a. Essex Mortgage  
**Current Beneficiary:** DATA MORTGAGE INC., DBA ESSEX MORTGAGE

**Mortgage Servicer Address:** 1417 N. Magnolia Ave, Ocala, FL 34475

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2026  
**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 Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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. Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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 9:42 o'clock A M

FEB 10 2026

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
by 

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):** Randy Daniel or Cindy Daniel or Liz Hach or Cheryl Harris, 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 2/10/2016 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"**

LOT NO. 3, IN BLOCK NO. 124, OF DUCK'S MAP OF CITY OF GREENVILLE, HUNT COUNTY, TEXAS, BEING A PARCEL OF LAND CONVEYED TO THE CITY OF GREENVILLE, AS RECORDED IN VOLUME 432, PAGE 208, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AS SHOWN ON SURVEY, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
BEGINNING AT A FOUND 1/2-INCH PINK-CAPPED IRON ROD FOR CORNER ON THE SOUTH RIGHT-OF-WAY LINE OF HEMPHILL STREET, BEING THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO CENTER POINT CHRISTIAN CHURCH, AS RECORDED IN VOLUME 1743, PAGE 473, OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF SAID CITY OF GREENVILLE PARCEL;  
THENCE EAST, ALONG SAID RIGHT-A-WAY, A DISTANCE OF 50.74 FEET TO A FOUND 1/2-INCH PINK-CAPPED IRON ROD FOR CORNER.  
THENCE SOUTH 00 DEGREES 15 MINUTES 02 SECONDS WEST, LEAVING SAID RIGHT-A WAY, PASSING A FOUND 1/2 INCH PINK-CAPPED IRON ROD FOR REFERENCE AT A DISTANCE OF 92.08, AND COUNTING A TOTAL DISTANCE OF 108.00 FEET TO A POINT FOR CORNER.  
THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 50.46 FEET TO 1/2 INCH YELLOW-CAPPED IRON ROD SET FOR CORNER.  
THENCE NORTH 00 DEGREES 06 MINUTES 05 SECONDS EAST, PASSING A FOUND 1/2 INCH PINK-CAPPED IRON ROD FOR REFERENCE AT A DISTANCE OF 16.00 FEET, AND CONTINUING A TOTAL DISTANCE OF 108.00 FEET TO A PLACE OF BEGINNING AND CONTAINING 5.465 SQUARE FEET OR 0.125 OF AN ACRE OF LAND.

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