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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: 10/24/2023
Grantor(s): JAIRO SAMUELL PENDADO, AN UNMARRIED MAN, AND JESSICA NOHEMI PENDADO, AN UNMARRIED WOMAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$270,019.00
Recording Information: Instrument 2023-21086
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 2665 COUNTY RD 2136, 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 4th day of August, 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 Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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.
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): Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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

FILED FOR RECORD
at 9:03 o'clock A M

JUL 02 2026

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

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 7-22-10 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 JOHN D. ROBY SURVEY, ABSTRACT NO. 912, HUNT COUNTY, TEXAS, AND BEING KNOWN AS THAT TRACT OF LAND DESCRIBED IN A DEED TO KEVIN D. MARTINEZ, ET UX, AS RECORDED IN DOC. NO. 2012-2932 OF THE REAL RECORDS OF HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FOR CORNER IN THE CENTERLINE OF COUNTY ROAD 2136 AND AT THE NORTHWEST CORNER OF SAID MARTINEZ TRACT, SAID POINT BEING AT THE NORTHEAST CORNER OF A CALLED 2.000 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOL. 190, PG. 867 OF THE R.P.R.H.C.T.;

THENCE N. 89 DEG. 26 MIN. 33 SEC. E. ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 325.02 FEET TO A POINT FOR CORNER AT THE NORTHEAST CORNER OF SAID MARTINEZ TRACT AND BEING AT THE NORTHWEST CORNER OF A CALLED 1.99 ACRE TRACT OF LAND DESCRIBED IN DOC. NO. 2023-06036 OF THE R.R.H.C.T., FROM SAID POINT A 1/2" IRON ROD WITH CAP STAMPED "STOVALL" FOUND BEARS S. 45 DEG. 50 MIN. 41 SEC. W. A DISTANCE OF 36.09 FEET;

THENCE S. 00 DEG. 28 MIN. 41 SEC. E. WITH THE EAST LINE OF SAID MARTINEZ TRACT AND ALONG A DIRT DRIVE AND ALONG THE CENTERLINE OF AN ACCESS EASEMENT AS RECORDED IN VOL. 876, PG. 89 OF THE D.R.H.C.T., PASSING A 1/2" IRON ROD WITH RED CAP FOUND AT A DISTANCE OF 273.25 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 287.33 FEET TO A POINT FOR CORNER AT THE SOUTHEAST CORNER OF SAID MARTINEZ TRACT AND BEING AT THE NORTHEAST CORNER OF A CALLED 35.42 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOC. NO. 2010-14452 OF THE R.R.H.C.T.;

THENCE S. 89 DEG. 03 MIN. 31 SEC. W. WITH THE SOUTH LINE OF SAID MARTINEZ TRACT, PASSING A 3/8" IRON ROD FOUND IN SAID DIRT DRIVE AT A DISTANCE OF 24.96 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 333.49 FEET TO A 3/8" IRON ROD FOUND AT A T-POST AT THE SOUTHWEST CORNER OF SAID MARTINEZ TRACT AND AT THE SOUTHEAST CORNER OF SAID 2.000 ACRE TRACT;

THENCE N. 01 DEG. 11 MIN. 48 SEC. E. WITH THE WEST LINE OF SAID MARTINEZ TRACT, PASSING A 3/8" IRON ROD FOUND AT A T-POST AT A DISTANCE OF 270.16 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 289.70 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.180 ACRES OF LAND MORE OR LESS.

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