

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: 06/30/2023
Grantor(s): JIMMY SHADDOX AND LAURA SHADDOX, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS BENEFICIARY, AS NOMINEE FOR ACADEMY MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$270,019.00
Recording Information: Instrument 2023-12193 ; re-recorded under Instrument 2023-13718
Property County: Hunt
Property: (See Attached Exhibit "A")
Reported Address: 566 FM 1903, GREENVILLE, TX 75402

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 1st day of September, 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 9:40 o'clock A.M.

JUN 25 2026

BECKY LANDRUM
County Clerk, Hunt County, Tex.
by *Stinojos*

Certificate of Posting

I am Randy Darr whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 10-25-21 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 Darr

Exhibit "A"

BEING A TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, BEING A PART OF THE SHADRACK DUNN SURVEY, ABSTRACT NO. 255, BEING PART OF A 6.000 ACRE TRACT OF LAND AS DESCRIBED IN A SPECIAL WARRANTY DEED FROM BETTY J. JAMES TO JENNIFER JAMES AS RECORDED IN/UNDER DOCUMENT NO. 2022-12123 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A ½ INCH IRON ROD SET FOR A CORNER AT THE SOUTHEAST CORNER OF SAID 6.000 ACRE TRACT ON THE NORTH RIGHT-OF-WAY OF FARM-TO-MARKET ROAD NO. 1903, SAID POINT OF BEGINNING BEING AT THE EXISTING SOUTHWEST CORNER OF A 7.602 ACRE TRACT AS CONVEYED TO JEFFREY ROBERTSON AS RECORDED IN/UNDER DOCUMENT NO. 2011-7095 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE S 89 DEGREES 34' 56" W ALONG THE SOUTH LINE OF SAID 6.000 ACRE TRACT AND THE NORTH RIGHT-OF-WAY TO FARM-TO-MARKET ROAD NO. 1903, A DISTANCE OF 272.48 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER, SAID CORNER BEING AT THE EXISTING SOUTHEAST CORNER OF A 2.971 ACRE TRACT AS CONVEYED TO ROGER AND PARTICIA JENKINS AS RECORDED IN VOLUME 853 AT PAGE 519 OF THE OFFICIAL PUBLIC RECORDS OF HUNT COUNTY, TEXAS;

THENCE N 00 DEGREES 39' 10" W ALONG A FENCE AND THE EAST LINE OF SAID 2.971 ACRE TRACT, A DISTANCE OF 499.99 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER AT THE NORTHEAST CORNER OF SAID 2.971 ACRE TRACT;

THENCE N 89 DEGREES 41' 01" E ALONG A FENCE AND THE NORTH LINE OF SAID 6.000 ACRE TRACT, A DISTANCE OF 263.42 FEET TO A FENCE POST FOR A CORNER AT THE NORTHEAST CORNER OF SAID 6.000 ACRE TRACT;

THENCE S 01 DEGREES 41' 33" E ALONG A FENCE, THE EAST LINE OF SAID 6.000 ACRE TRACT AND THE WEST LINE OF SAID 7.602 ACRE TRACT, A DISTANCE OF 499.64 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 3.074 ACRES OF LAND.

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