

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: 02/07/2022
Grantor(s): CANDY ARACELY RODRIGUEZ, UNMARRIED WOMAN AND RICHARD GUADALUPE COLMENERO, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GATEWAY MORTGAGE, A DIVISION OF GATEWAY FIRST BANK, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$190,387.00
Recording Information: Instrument 221807
Property County: Atascosa
Property: (See Attached Exhibit "A")
Reported Address: 19332 BANK ST, LYTTLE, TX 78052

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 1st day of October, 2024
Time of Sale: 12:00PM or within three hours thereafter.
Place of Sale: AT THE WEST PORCH TO THE ATASCOSA COUNTY COURTHOUSE in Atascosa County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Atascosa County Commissioner's Court, at the area most recently designated by the Atascosa 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 Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, 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. Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, 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
2024 AUG -8 AM 9: 58
THERESA CARRASCO
ATASCOSA COUNTY CLERK
BY Re 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): Troy Martin, Deborah Martin, Alexis Martin, Cassie Martin, Shelby Martin, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Marcela Cantu, Vanna Ho, Auction.com, 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 Alexis Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 8/8/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Atascosa County Clerk and caused it to be posted at the location directed by the Atascosa County Commissioners Court.

By: Alexis Martin

Exhibit "A"

BEING 0.274 ACRES OF LAND, MORE OR LESS, OUT OF THE J. MATTAR SURVEY NO. 443, ABSTRACT 572, ATASCOSA COUNTY, TEXAS, AND BEING THAT SAME PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 701, PAGE 401, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS; SAID 0.274 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS 0.274 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE MARCEL L. BROWN AND CHARLES A. VIR 0.646 ACRES (DEED NO. 211537) AND ON THE NORTHWEST RIGHT-OF-WAY LINE OF MESQUITE STREET, SAME ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF SAID MESQUITE STREET, SOUTH 59 DEGREES 00 MINUTES 49 SECONDS WEST (CALLED WEST), A DISTANCE OF 166.94 FEET (CALLED 166.6 FEET) TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF THIS 0.274 ACRES, SAME BEING ON THE NORTHEAST RIGHT-OF-WAY LINE OF SOUTH BANK STREET;

THENCE ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID SOUTH BANK STREET, NORTH 30 DEGREES 59 MINUTES 11 SECONDS WEST (CALLED NORTH), A DISTANCE OF 71.40 FEET (CALLED 70 FEET) TO AN ANGLE POINT FOR THE NORTHWEST CORNER OF THIS 0.274 ACRES, SAME BEING THE SOUTHWEST CORNER OF THE CITY OF LYTLE 0.320 ACRES (DEED NO. 144503);

THENCE ALONG THE LINE COMMON TO THIS 0.274 ACRES AND SAID CITY OF LYTLE 0.320 ACRES, NORTH 59 DEGREES 00 MINUTES 49 SECONDS EAST (CALLED EAST), A DISTANCE OF 167.35 FEET (CALLED 165 FEET) TO AN ANGLE POINT FOR THE NORTHEAST CORNER OF THIS 0.274 ACRES, SAME BEING THE SOUTHEAST CORNER OF SAID CITY OF LYTLE 0.320 ACRES, AND ON THE SOUTHWEST BOUNDARY LINE OF SAID BROWN ET AL 0.646 ACRES;

THENCE ALONG THE LINE COMMON TO THIS 0.274 ACRES AND SAID BROWN ET AL 0.646 ACRES, SOUTH 30 DEGREES 39 MINUTES 11 SECONDS EAST (CALLED SOUTH 10 DEGREES 20 MINUTES EAST), A DISTANCE OF 71.40 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.274 ACRES OF LAND, MORE OR LESS.

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