

**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:** 10/28/2019  
**Grantor(s):** REAGAN J. BROWN, UNMARRIED, AND MARISSA R. FELIX, UNMARRIED  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$136,482.00  
**Recording Information:** Book 1073 Page 0484 Instrument 200000185  
**Property County:** Jack  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2808 STATE HIGHWAY 59, Jacksboro, TX 76458

**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 3rd day of January, 2023  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE STEPS FRONTING THE DOORS ON THE WEST SIDE OF THE COURTHOUSE in Jack County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Jack County Commissioner's Court, at the area most recently designated by the Jack 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 Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder or Brandy Bacon, 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. Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder or Brandy Bacon, 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**

\_\_\_\_\_ O'CLOCK \_\_\_\_\_ M

NOV - 3 2022

**VANESSA JAMES, County Clerk  
JACK COUNTY, TEXAS**

BY \_\_\_\_\_ 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):** Guy Wiggs, David Stockman, Donna Stockman, Angela Lewis, Brenda Wiggs, Michelle Schwartz, Kathy Arrington, Janet Pinder or Brandy Bacon, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

#### Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Jack County Clerk and caused it to be posted at the location directed by the Jack County Commissioners Court.

By: \_\_\_\_\_

#### Exhibit "A"

5.366 ACRES, MORE OR LESS, OUT OF THE J.W. BUCKNER SURVEY, ABSTRACT NO. 33, JACK COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND DESCRIBED IN THE DEED FROM DOROTHA GRAVES OWEN TO JAMES D. AND REANNA ATCHISON RECORDED IN VOLUME 699, PAGE 831, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, TEXAS, THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A WOOD FENCE CORNER POST FOR CORNER IN THE EAST RIGHT OF WAY LINE OF HIGHWAY NO. 59 AT THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 01 DEGREES 28' 13' EAST WITH THE NORTHEASTERN LINE OF SAID 6.16 ACRE TRACT OF LAND, ALONG OR NEAR A FENCE, A DISTANCE OF 736.61 FEET TO A 4 INCH METAL FENCE CORNER POST FOR THE OCCUPIED AND RECOGNIZED SOUTHEAST CORNER; THENCE SOUTH 85 DEGREES 55' 00' WEST WITH THE SOUTHWESTERN LINE OF SAID 6.16 ACRE TRACT OF LAND, ALONG OR NEAR A FENCE, A DISTANCE OF 635.29 FEET TO A 4 INCH METAL FENCE POST FOR THE OCCUPIED AND RECOGNIZED SOUTHWEST CORNER OF SAID 6.16 ACRE TRACT IN THE EAST RIGHT OF WAY LINE OF HIGHWAY NO. 59; THENCE NORTH 38 DEGREES 11' 12' EAST WITH THE WEST LINE OF SAID 6.16 ACRE TRACT OF LAND AND THE SAID EAST RIGHT OF WAY LINE OF HIGHWAY NO. 59, ALONG OR NEAR A FENCE, A DISTANCE OF 994.41 FEET TO THE POINT OF BEGINNING AND ENCLOSING 5.366 ACRES OF LAND, MORE OR LESS.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254