

**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:** 02/12/2020  
**Grantor(s):** JACQUELYN BARRAZA, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR SENTE MORTGAGE, INC., ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$93,939.00  
**Recording Information:** Book 1079 Page 0058 Instrument 20200000881  
**Property County:** Jack  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1219 W COLLEGE ST, 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 6th day of June, 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, Brandy Bacon or Jamie Dworsky, 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, Brandy Bacon or Jamie Dworsky, 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

APR - 6 2023

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, Brandy Bacon or Jamie Dworsky, 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"

TRACT OF LAND WITHIN BLOCK NO. 2 OF THE LEON & H. BLUM ADDITION TO THE CITY OF JACKSBORO, TEXAS, PLAT THEREOF RECORDED IN VOLUME 2, PAGE 4, PLAT RECORDS OF JACK COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED TO MARK AND EVA HOLMES RECORDED IN VOLUME 1041, PAGE 688, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 INCH CAP ON A 5/8 INCH IRON ROD SET ON THE EAST SIDE OF NORTH 10TH STREET, BEING THE SOUTHWEST CORNER OF THE SAID HOLMES TRACT AND THE NORTHWEST CORNER OF THE LOIS PASCHAL TRACT RECORDED IN VOLUME 993, PAGE 416, OFFICIAL PUBLIC RECORDS OF JACK COUNTY;

THENCE NORTH 01 DEGREES 46' 38" EAST FOR A DISTANCE OF 71.50 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD SET ON THE EAST SIDE OF NORTH 10TH STREET AND THE SOUTH SIDE OF WEST COLLEGE STREET, BEING THE NORTHWEST CORNER OF THE SAID HOLMES TRACT;

THENCE SOUTH 89 DEGREES 41' 59" EAST FOR A DISTANCE OF 131.15 FEET TO A 2 INCH CAP ON A 5/8 INCH IRON ROD SET ON THE SOUTH SIDE OF WEST COLLEGE STREET, BEING THE NORTHEAST CORNER OF THE SAID HOLMES TRACT AND ON THE WEST LINE OF THE RUSSELL AND BRENDA RAY TRACT RECORDED IN VOLUME 1050, PAGE 125, OFFICIAL PUBLIC RECORDS OF JACK COUNTY;

THENCE SOUTH 00 DEGREES 18' 38" WEST FOR A DISTANCE OF 71.50 FEET TO A CORNER THAT FELL AT THE SOUTHEAST BASE OF A WOOD FENCE CORNER, BEING THE SOUTHEAST CORNER OF THE SAID HOLMES TRACT, THE SOUTHWEST CORNER OF THE SAID RAY TRACT AND ON THE NORTH LINE OF THE SAID PASCHAL TRACT;

THENCE NORTH 89 DEGREES 41' 22" WEST FOR A DISTANCE OF 132.98 FEET TO THE PLACE OF BEGINNING.

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