

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: 06/29/2021
Grantor(s): EDWARD JAMES REEVES, A SINGLE PERSON
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$112,121.00
Recording Information: Instrument 20210002415
Property County: Jack
Property: (See Attached Exhibit "A")
Reported Address: 216 E PINE 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 2nd day of June, 2026
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 Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton, 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. Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton, 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.

FILED FOR RECORD

_____ O'CLOCK _____ M

APR 30 2026

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): Angela Brown, Guy Wiggs, David Stockman, Donna Stockman, Janet Pinder, Jeff Benton or Jamie Dworsky, Leslie Shuler, Bonny Mounger or Robin Shelton, 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

Certificate of Posting

I am Donna Stockman whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 04/30/26 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: Donna Stockman

Exhibit "A"

TRACT OF LAND IN LOT NO. 2 OF BLOCK NO. 30 OF THE ORIGINAL TOWNSITE OF JACKSBORO, JACK COUNTY, TEXAS PLAT THEREOF RECORDED IN VOLUME E3, PAGE 520, MISCELLANEOUS RECORDS OF JACK COUNTY, BEING THE SAME TRACT CONVEYED TO WAYNE AND DONNA ESTAY IN VOLUME 732, PAGE 433, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH SUCKER ROD FOUND ON THE SOUTH SIDE OF PINE STREET, BEING THE NORTHWEST CORNER OF THE SAID ESTAY TRACT, THE NORTHEAST CORNER OF THE STEVE AND SHERRY HESTEANDE TRACT RECORDED IN VOLUME 700, PAGE 70, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND ON THE NORTH LINE OF LOT NO. 2;

THENCE SOUTH 89 DEGREES 50' 00" EAST FOR A DISTANCE OF 68.50 FEET TO A 1 INCH BRASS CAP SET IN CONCRETE ON THE SOUTH SIDE OF PINE STREET, BEING THE NORTHEAST CORNER OF LOT NO. 2 AND THE SAID ESTAY TRACT, THE NORTHWEST CORNER OF THE PAY AND SAVE INC. "TRACT TWO" RECORDED IN VOLUME 963, PAGE 105, OFFICIAL PUBLIC RECORDS OF JACK COUNTY AND ON THE NORTH LINE OF BLOCK NO. 30;

THENCE SOUTH 00 DEGREES 10' 00" WEST FOR A DISTANCE OF 190.00 FEET TO AN UNMARKED CORNER, BEING THE SOUTHEAST CORNER OF THE SAID ESTAY TRACT, THE SOUTHEAST CORNER OF LOT NO. 2 AND ON THE WEST LINE OF THE OSCAR MEJIA AND ANGELA CASTILLO TRACT RECORDED IN VOLUME 823, PAGE 824, OFFICIAL PUBLIC RECORDS OF JACK COUNTY, FROM WHICH A PK NAIL SET IN A CONCRETE CURB BEARS NORTH 00 DEGREES 10' 00" EAST A DISTANCE OF 5.21 FEET;

THENCE NORTH 89 DEGREES 50' 00" WEST FOR A DISTANCE OF 68.50 FEET TO AN UNMARKED CORNER, BEING THE SOUTHWEST CORNER OF THE SAID ESTAY TRACT, THE SOUTHEAST CORNER OF THE SAID HESTEANDE TRACT AND ON THE SOUTH LINE OF LOT NO. 2, FROM WHICH A PK NAIL SET IN A CONCRETE CURB BEARS NORTH 00 DEGREES 10' 00" EAST FOR A DISTANCE OF 1.40 FEET;

THENCE NORTH 00 DEGREES 10' 00" EAST FOR A DISTANCE OF 190.00 FEET TO THE PLACE OF BEGINNING.

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