

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: 04/12/2022
Grantor(s): TORRENCE LOI KEITH BROWN AND CANDISHA SMITH-BROWN, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$108,007.00
Recording Information: Instrument 192772-2022
Property County: Lamar
Property: (See Attached Exhibit "A")
Reported Address: 145 15TH ST NE, PARIS, TX 75460

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 4th day of April, 2023
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE EAST FOYER, JUST INSIDE THE FIRST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE AT 119 NORTH MAIN STREET, PARIS, LAMAR COUNTY, in Lamar County, Texas, Or, if the preceding area(s) is/are no longer the

area(s) designated by the Lamar County Commissioner's Court, at the area most recently designated by the Lamar 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 Robert LaMont, Sheryl LaMont, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, 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. Robert LaMont, Sheryl LaMont, Harriett Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, 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.

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF APRIL, 2023

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.

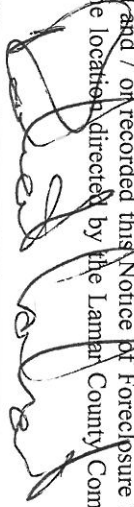
Substitute Trustee(s): Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to act.

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 Robert LaMont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on March 14, 2023 I filed ~~and / or~~ recorded this Notice of Foreclosure Sale at the office of the Lamar County Clerk and caused it to be posted at the location directed by the Lamar County Commissioners Court.

By: 
Robert LaMont
Exhibit "A"

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF PARIS, LAMAR COUNTY, TEXAS, A PART OF THE LARKIN RATTAN SURVEY, ABSTRACT NO. 778 A PART OF THE TRACT CONVEYED TO GODDY GENERATIONS CORP. BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 173014-2020 AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN SET FOR CORNER (CAPPED CHANEY 4057) AT THE INTERSECTION OF THE SOUTH LINE OF PRICE STREET WITH THE WEST LINE OF 15TH STREET N. E. THE NORTHEAST CORNER OF SAID GODDY TRACT;

THENCE SOUTH (BASIS OF BEARING PER WEST LINE 15TH ST. N.E.L.C. DOC. NO. 173014-2020) WITH SAID WEST LINE A DISTANCE OF 89.96 FEET TO A 1/2" IRON PIN SET FOR CORNER (CAPPED CHANEY 4057);

THENCE SOUTH 88 DEGREES 57'56" WEST WITH THE NORTH LINE OF THE REMAINDER OF SAID GODDY TRACT A DISTANCE OF 75.44 FEET TO A 1/2" IRON PIN SET FOR CORNER (CAPPED CHANEY 4057);

THENCE NORTH 0 DEGREES 21'42" WEST WITH THE WEST LINE OF SAID GODDY TRACT AND THE EAST LINE OF A TRACT CONVEYED TO BROOKE KEEN BY DEED RECORDED AS LAMAR COUNTY DOCUMENT NO. 104400-2013 A DISTANCE OF 90.97 FEET TO A 1/2" IRON PIN SET FOR CORNER (CAPPED CHANEY 4057) IN THE SOUTH LINE OF PRICE STREET, THE NORTHWEST CORNER OF SAID GODDY TRACT;

THENCE NORTH 89 DEGREES 48'47" EAST WITH SAID SOUTH LINE DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.157 ACRES OF LAND.

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