

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: 03/30/2022
Grantor(s): ALICE MARILYN SMITH AND SAN JUANITA EVA HERNANDEZ, A MARRIED COUPLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION., ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$152,192.00
Recording Information: Instrument 2022014272
Property County: Uvalde
Property: (See Attached Exhibit "A")
Reported Address: 717 JUAREZ ST, UVALDE, TX 78801

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 August, 2026
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE EAST STEPS OF THE COURTHOUSE in Uvalde County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Uvalde County Commissioner's Court, at the area most recently designated by the Uvalde 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 Auction.com, LLC, 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. Auction.com, LLC, 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.
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): Auction.com, LLC, 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

FILED
This 25th day of June A.D. 2026
at 12:45 'clock P M.
DONNA M. WILLIAMS
County Clerk, Uvalde County, Texas
By Melissa Rojas
Deputy

Certificate of Posting

I am Wayne Daughtrey whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 2/25/2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Uvalde County Clerk and caused it to be posted at the location directed by the Uvalde County Commissioners Court.

By: Wayne Daughtrey

Exhibit "A"

BEING A BOUNDARY RETRACEMENT SURVEY OF 0.11 ACRE, MORE OR LESS, BEING THE NORTH 100 FEET OF LOT 1, BLOCK 2, OF THE BURNS ADDITION, RECORDED IN SLIDE 67AA OF THE UVALDE COUNTY PLAT RECORDS AND ALSO BEING THAT SAME CERTAIN TRACT DESCRIBED IN CONVEYANCE DOCUMENT TO ERNEST SANTOS, JR., RECORDED IN INSTRUMENT NUMBER 2018001874 OF THE UVALDE COUNTY OFFICIAL RECORDS, UVALDE COUNTY, TEXAS. SAID 0.11 ACRE BEING BOUNDED ON THE NORTH BY JUAREZ STREET; BEING BOUNDED ON THE EAST BY APOLONIO STREET (35' R.O.W); BEING BOUNDED ON THE SOUTH BY 1.) LOT 1 OF SAID BURNS ADDITION AND 2.) CITY OF UVALDE, PID NO. 10820, UVALDE COUNTY APPRAISAL DISTRICT; AND BEING BOUNDED ON THE WEST BY 1.) LOT 19 OF SAID BURNS ADDITION AND 2.) LYNDA MOYA, E/50" LOT 19, BLOCK 1, INSTRUMENT NUMBER 2020005032, UVALDE COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (THE COURSES, DISTANCES, AREAS AND ANY COORDINATES CITED HEREIN OR SHOWN ON THE CORRESPONDING SURVEY PLAT CONFORM TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.) (ALL CORNERS CALLED FOR AS BEING SET ARE MARKED ON THE GROUND WITH ½" REBAR WITH PLASTIC IDENTIFICATION CAPS STAMPED "RPLS/6418" ATTACHED UNLESS OTHERWISE NOTED OR SHOWN.)

BEGINNING: AT A SET ½" DIAMETER REBAR IN THE SOUTHEASTERLY RIGHT-OF-WAY OF JUAREZ STREET, MARKING THE COMMON CORNER OF SAID LOT 19 AND SAID LOT 1, ALSO MARKING THE NORTHEAST CORNER OF SAID LYNDA MOYA TRACT AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A ½" DIAMETER REBAR BEARS S 65° 44' 22" W, 150.00 FEET;

THENCE: N 65° 44' 22" E, WITH THE SOUTHEASTERLY RIGHT-OF-WAY OF JUAREZ STREET, ALSO WITH THE COMMON LINE OF THE SAID LOT 1 AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 50.00 FEET TO A SET ½" DIAMETER REBAR AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY OF JUAREZ STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY OF APOLONIO STREET, MARKING THE NORTHEAST CORNER OF SAID LOT 1 AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 2" DIAMETER GALVANIZED FENCE CORNER POST BEARS S. 02° 24' 09" W, 0.66 FEET;

THENCE: S 24° 15' 38" E, WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF APOLONIO STREET, ALSO WITH THE COMMON LINE OF SAID LOT 1 AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 100.00 FEET TO A SET ½" DIAMETER REBAR MARKING THE NORTHEAST CORNER OF SAID CITY OF UVALDE TRACT AND MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S 65° 44' 22" W, CROSSING OVER AND ACROSS SAID LOT 1, WITH THE COMMON LINE OF SAID CITY OF UVALDE TRACT AND THE HEREIN DESCRIBED TRACT AT 2.02 FEET PASSING A 2" DIAMETER GALVANIZED FENCE POST, CONTINUING ON THE SAME COURSE FOR A TOTAL DISTANCE OF 50.00 FEET TO A SET ½" DIAMETER REBAR A POINT ON THE COMMON LINE OF SAID LOT 19 AND SAID LOT 1, ALSO AT A POINT ON THE EAST LINE OF SAID LYNDA MOYA TRACT, MARKING THE NORTHWEST CORNER OF SAID CITY OF UVALDE TRACT AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: N 24° 15' 38" W, WITH THE COMMON LINE OF SAID LOT 19 AND SAID LOT 1, ALSO WITH THE COMMON LINE OF SAID LYNDA MOYA TRACT AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 100.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.11 ACRE OF LAND, MORE OR LESS, WITHIN THE HEREIN DESCRIBED BOUNDARY, ACCORDING TO AN ACTUAL ON THE GROUND SURVEY MADE BY D. G. SMYTH & CO., INC. AND COMPLETED ON MARCH 21, 2022.

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