

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: 11/30/2020
Grantor(s): KRISTEN TALLEY, AN UNMARRIED WOMAN.
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$109,971.00
Recording Information: Instrument 00011082
Property County: Navarro
Property: (See Attached Exhibit "A")
Reported Address: 515 N BEATON ST, CORSICANA, TX 75110

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 October, 2023
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Navarro County Commissioner's Court, at the area most recently designated by the Navarro 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 Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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. Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, 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.

2023-057

FILED FOR RECORD
AT 3:24 O'CLOCK P.M.

AUG 25 2023

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY Rachel Donnelly 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): Lori Garner, Mollie McCoslin, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, 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 Mollie McCoslin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Aug. 25, 2023 filed and / or recorded this Notice of Foreclosure Sale at the office of the Navarro County Clerk and caused it to be posted at the location directed by the Navarro County Commissioners Court.

By: Mollie McCoslin

Exhibit "A"

ALL THAT CERTAIN PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 10, BLOCK 255 OF THE MAP OF THE CITY OF CORSICANA AND BEING ALL OF THE TRACT OF LAND CONVEYED TO DAVID JOSEPH NOLEN AND TERAH KEZIAH NOLEN BY SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 1553, DATED FEBRUARY 28, 2018 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS (DRNCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON PIPE FOUND IN THE EAST LINE OF BEATON STREET FOR THE NORTHWEST CORNER OF SAID NOLEN TRACT AND THE SOUTHWEST CORNER OF THE 0.0939 ACRE TRACT OF LAND CONVEYED TO ADEMM-1 LIMITED FAMILY PARTNERSHIP, LTD BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 5703, DATED AUGUST 9, 2011;

THENCE N 60 DEGREES 00'56" E (DEED - N 60 DEGREES E, 100 FEET), ALONG THE NORTH LINE OF SAID NOLEN TRACT AND THE SOUTH LINE OF SAID ADEMM-1 TRACT, PASSING AT 75.07 FEET THE SOUTHEAST CORNER OF SAID ADEMM-1 TRACT AND THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO ROBERT NEIL PRICE BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2372, DATED MARCH 31, 2016, IN ALL, A DISTANCE OF 98.42 FEET TO A POINT IN THE WEST LINE OF AN ALLEY FOR THE NORTHEAST CORNER OF SAID NOLEN TRACT AND THE SOUTHEAST CORNER OF SAID PRICE TRACT;

THENCE S 30 DEGREES 00'00" E (DEED - S 30 DEGREES E, 53 FEET), ALONG THE EAST LINE OF SAID NOLEN TRACT AND THE WEST LINE OF SAID ALLEY, A DISTANCE OF 53.80 FEET TO A 1/2" IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID NOLEN TRACT AND THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO CHRISTINE CLANCY BY GENERAL WARRANTY DEED RECORDED IN INSTRUMENT NUMBER 2163, DATED MARCH 22, 2019;

THENCE S 60 DEGREES 00'56" W (DEED - S 60 DEGREES W, 100 FEET), ALONG THE SOUTH LINE OF SAID NOLEN TRACT AND THE NORTH LINE OF SAID CLANCY TRACT, A DISTANCE OF 98.42 FEET TO A 3/8" SQUARE PIPE FOUND IN THE EAST LINE OF BEATON STREET FOR A SOUTHWEST CORNER OF SAID NOLEN TRACT AND THE NORTHWEST CORNER OF SAID CLANCY TRACT;

THENCE N 30 DEGREES 00'00" W (DEED - BEARING BASIS LINE, 53 FEET), ALONG THE WEST LINE OF SAID NOLEN TRACT AND THE EAST LINE OF BEATON STREET, A DISTANCE OF 53.80 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 0.1216 ACRES OF LAND AS SURVEYED ON THE GROUND NOVEMBER 24, 2020 BY WALKER LAND SURVEYING COMPANY.

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