

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: 08/14/2024
Grantor(s): JANICE ALLEN AND SHAWN MICHAEL ALLEN, A MARRIED COUPLE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE GUILD MORTGAGE COMPANY LLC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$155,138.00
Recording Information: Instrument 2024-007553
Property County: Navarro
Property: (See Attached Exhibit "A")
Reported Address: 2932 LYNNE AVE, 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 4th day of August, 2026
Time of Sale: 12:00 PM 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 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.

2026-080
FILED FOR RECORD
AT 2:16 O'CLOCK P.M.

JUL 06 2026

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY W 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): 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

Certificate of Posting

I am Mollie McCaslin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7/6/26 I 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.

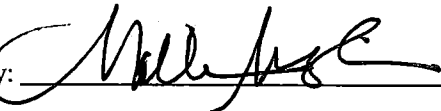
By: 

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND BEING A 0.172 ACRE TRACT OR PARCEL OF LAND, SITUATED IN BLOCK 801-B, CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO MARK MCGAUGH AND LINDA MCGAUGH, RECORDED IN DOCUMENT NO. 2023-3249, OFFICIAL PUBLIC RECORDS OF NAVARRO COUNTY, TEXAS, ALSO BEING KNOWN AS PART OF LOT 3 AND PART OF LOT 4, BLOCK 801-B, LYNNEDALE ADDITION TO THE CITY OF CORSICANA, PLAT RECORDED IN VOLUME 1, PAGE 62, PLAT RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A 1/2" IRON PIPE FOUND, AT THE SOUTHWEST CORNER OF SAID MCGAUGH TRACT, ON THE SOUTH LINE OF SAID LOT 3, AND ON THE NORTH RIGHT-OF-WAY OF LYNNE AVENUE, FROM WHICH A 1" IRON PIPE BEARS, SOUTH 59 DEGREES 28 MINUTES 03 SECONDS WEST, A DISTANCE OF 132.28 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 16 SECONDS WEST, OVER AND ACROSS SAID LOT 3 AND WITH THE WEST LINE OF SAID MCGAUGH TRACT, A DISTANCE OF 125.19 FEET TO A 1/2" IRON PIPE FOUND, ON THE NORTH LINE OF SAID LOT 3, ON THE SOUTH LINE OF A 20 FOOT ALLEY, AND AT THE NORTHWEST CORNER OF SAID MCGAUGH TRACT FROM WHICH A 1/2" IRON PIPE FOUND BEARS, SOUTH 59 DEGREES 33 MINUTES 57 SECONDS A DISTANCE OF 135 .01 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 57 SECONDS EAST, WITH THE NORTH LINE OF SAID LOT 3 AND SAID LOT 4 AND WITH THE SOUTH LINE OF SAID 20 FOOT ALLEY, A DISTANCE OF 60.00 FEET TO A POINT FOR CORNER AT A 2" POST AND AT THE NORTHEAST CORNER OF SAID MCGAUGH TRACT; THENCE SOUTH 30 DEGREES 50 MINUTES 16 SECONDS EAST, OVER AND ACROSS SAID LOT 4 AND WITH THE EAST LINE OF SAID MCGAUGH TRACT, A DISTANCE OF 125.09 FEET TO A POINT FOR CORNER IN A TREE ON THE NORTH RIGHT-OF-WAY OF LYNNE AVENUE AND AT THE SOUTHEAST CORNER OF SAID MCGAUGH TRACT FROM WHICH A 1/2" IRON ROD FOUND BEARS, NORTH 59 DEGREES 28 MINUTES 03 SECONDS A DISTANCE OF 61.62 FEET; THENCE SOUTH 59 DEGREES 28 MINUTES 03 SECONDS WEST, WITH THE NORTH RIGHT-OF-WAY OF LYNNE AVENUE AND WITH THE SOUTH LINE OF SAID LOT 3 AND SAID LOT 4, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.172 ACRES OF LAND, MORE OR LESS.