

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: 11/29/2018
Grantor(s): KYLE ERIC GARCIA, UNMARRIED
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$80,514.00
Recording Information: Book 442 Page 138 Instrument 2685
Property County: Comanche
Property: (See Attached Exhibit "A")
Reported Address: 505 E WALCOTT AVENUE, COMANCHE, TX 76442

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 November, 2021
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE SOUTH DOOR OF THE COURTHOUSE in Comanche County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Comanche County Commissioner's Court, at the area most recently designated by the Comanche 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 Linda J. Reppert or Howard Whitney, Braden Barnes, Michael Burns, or Tori Jones, 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. Linda J. Reppert or Howard Whitney, Braden Barnes, Michael Burns, or Tori Jones, 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
AT 3:15 O'CLOCK P M

AUG 26 2021

Ruby Leahy
Clerk, County Court Comanche Co., Texas

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): Linda J. Reppert or Howard Whitney, Braden Barnes, Michael Burns, or Tori Jones, 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 Linda J. Reppert whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on August 26, 2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Comanche County Clerk and caused it to be posted at the location directed by the Comanche County Commissioners Court.

By: Linda J. Reppert

Exhibit "A"

TRACT ONE: BEING 0.887 ACRES OF LAND, SITUATED IN THE CITY OF COMANCHE, COMANCHE COUNTY, TEXAS, OUT OF THE OUTLOT 24, AND THE JOHN DUNCAN SURVEY 2, ABSTRACT NO. 257, AND BEING THE LAND THAT IS DESCRIBED IN A DEED FROM AMON TABER, ET UX TO EARL DANIELS AND RECORDED IN VOLUME 274, PAGE 408, DEED RECORDS OF COMANCHE COUNTY, TEXAS, A PART OF WHICH IS DESCRIBED IN A DEED FROM SAM LEWIS, ET UX TO J. G. DAVIS, RECORDED IN VOLUME 309, PAGE 542, SAID DEED RECORDS, AND FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON ROD SET IN AN OLD FENCE CORNER ON THE NORTH SIDE OF WALCOTT STREET IN THE CITY OF COMANCHE, AT THE SOUTHEAST CORNER OF SAID EARL DANIELS TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT; THENCE WEST 204.88 FEET WITH WALCOTT STREET, TO AN IRON ROD SET IN AN OLD FENCE CORNER, FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N 00 DEGREES 05 MINUTES 02 SECONDS E 191.81 FEET, WITH AN OLD FENCE LINE, TO AN IRON ROD SET IN AN OLD FENCE CORNER, FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S 89 DEGREES 58 MINUTES 55 SECONDS E 198.25 FEET WITH AN OLD FENCE LINE, TO AN IRON ROD SET IN AN OLD FENCE CORNER, FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 1 DEGREES 53 MINUTES 45 SECONDS E 191.85 FEET WITH AN OLD FENCE LINE TO THE POINT OF BEGINNING AND CONTAINING 0.887 ACRES OF LAND.

TRACT TWO: ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN COMANCHE COUNTY, TEXAS, BEING 0.336 ACRES OF LAND OUT OF THE JOHN DUNCAN SURVEY, NO. 2, A-257 AND BEING A PART OF TRACT NO. ONE OF THOSE TRACTS DESCRIBED IN DEED TO DAVID AND KERRY KERSH PER VOL. 1034, PAGE 119, COMANCHE COUNTY DEED RECORDS AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS; BEGINNING AT A STEEL PIN SET (ALL 3/8 INCH STEEL PINS WITH CAPS) AT THE BASE OF A CORNER POST BEING N89-20-27E, 85.03 FEET FROM SWC OF THE ADJOINING VENANCIA SANCHEZ TRACT PER VOL. 652, PAGE 272, IN THE EAST LINE OF NORTH COLE STREET, SAID PIN WITH NWC OF THIS; THENCE S 01-32-15E, AN UNFENCED LINE, AT 74.68 FEET A STEEL PIPE FOR A CORNER POST, THE SWC OF THIS; THENCE N89-18-44E, AN UNFENCED LINE, AT 198.12 FEET A STEEL PIN SET, THE SEC OF THIS; THENCE N00-52-22W ALONG FENCE, AT 74.53 FEET A STEEL PIN SET AT THE BASE OF A CORNER POST, THE NEC OF THIS; THENCE S89-20-27W ALONG SANCHEZ FENCE, AT 194.86 FEET THE POINT OF BEGINNING AND CONTAINING 0.336 ACRES OF LAND.

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

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[Signature]
Clerk, County Court Comanche Co. TX