

**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:** 10/16/2019  
**Grantor(s):** HUNTER J HOLT, AN UNMARRIED MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$106,043.00  
**Recording Information:** Book 00365 Page 00001 Instrument 00002259  
**Property County:** Falls  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 1404 ROCK DAM RD, MARLIN, TX 76661

**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 March, 2025  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTH ENTRANCE STEPS LEADING THROUGH THE SOUTH COURTHOUSE DOOR TO THE SECOND FLOOR OF THE COURTHOUSE in Falls County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Falls County Commissioner's Court, at the area most recently designated by the Falls 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 Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, 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. Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, 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.

**FILED**  
At 9:30 o'clock A M  
**JAN 23 2025**  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
BY Scott 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):** Pete Florez, Zachary Florez, Orlando Rosas, Florence Rosas, Enrique Florez, Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Kathleen Adkins, Auction.com, 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 Pete Florez whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1-23-25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Falls County Clerk and caused it to be posted at the location directed by the Falls County Commissioners Court.

By: Pete Florez

**Exhibit "A"**

BEING 0.47 ACRES, MORE OR LESS, OF THE THOMAS J. CHAMBER SURVEY, ABSTRACT NO. 13, AND THE ANASTACIO DE LE SERDA SURVEY, ABSTRACT NO. 67, CONFLICTING GRANTS, AND BEING THE SAME LAND DESCRIBED IN A DEED TO LYNDA C. TROUSDALE AS RECORDED IN VOLUME 154, PAGE 422 OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS;

BEGINNING AT AN ANGLE IRON STAKE, FOUND, AT THE NORTHWEST CORNER OF SAID TROUSDALE TRACT, AND AT THE SOUTHWEST CORNER OF A 0.84 ACRE TRACT OF LAND DESCRIBED AS TRACT THREE IN VOLUME 304, PAGE 59 OF THE DEED RECORDS OF FALLS COUNTY, TEXAS, ALSO BEING IN THE EAST LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 282, PAGE 58 OF SAID DEED RECORDS;

THENCE, S 20 DEGREES 47 MINUTES 00 SECONDS W, WITH THE WEST LINE OF SAID TROUSDALE TRACT, 165.00 FEET, TO A 1/2 INCH IRON PIN, SET, AT THE SOUTHWEST CORNER OF SAID TROUSDALE TRACT, IN THE NORTH LINE OF TEXAS F.M. HIGHWAY NO. 2117, ALSO KNOWN AS, ROCK DAM ROAD;

THENCE, S 69 DEGREES 13 MINUTES 00 SECONDS E, WITH THE SOUTH LINE OF SAID TROUSDALE TRACT, 125.00 FEET. TO A 1/2 INCH IRON PIN, SET, AT THE SOUTHEAST CORNER OF SAID TROUSDALE TRACT AND AT THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN VOLUME 282, PAGE 427 OF SAID DEED RECORDS;

THENCE, N 20 DEGREES 47 MINUTES 00 SECONDS E, WITH THE EAST LINE OF SAID TROUSDALE TRACT, 165.00 FEET, TO THE NORTHEAST CORNER OF SAID TROUSDALE TRACT IN THE SOUTH LINE OF A 0.866 ACRE TRACT DESCRIBED AS TRACT ONE IN SAID VOLUME 304, PAGE 59 OF SAID DEED RECORDS, FROM WHENCE A CHAINLINK FENCE POST, BRS, N 20 DEGREES 59 MINUTES 40 SECONDS E, 0.65 FEET;

THENCE, N 60 DEGREES 13 MINUTES 00 SECONDS W, WITH THE NORTH LINE OF SAID TROUSDALE TRACT, 125.00 FEET, TO THE PLACE OF BEGINNING.

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

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At 9:30 o'clock A M  
**JAN 23 2025**  
ELIZABETH PEREZ, COUNTY CLERK  
FALLS COUNTY, TEXAS  
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