

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.

FILED FOR RECORD
ROCKWALL CO, TEXAS

2025 NOV 10 AM 11:39

JENNIFER FOGG
ROCKWALL COUNTY CLERK

BY CA DEPUTY

DEED OF TRUST INFORMATION:

Date: 11/27/2018
Grantor(s): STEVEN T. ALEXANDER, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION,
ITS SUCCESSORS AND ASSIGNS
Original Principal: \$171,830.00
Recording Information: Instrument 20180000021032
Property County: Rockwall
Property: (See Attached Exhibit "A")
Reported Address: 389 OLD WAGON RD, ROYSE CITY, TX 75189

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 December, 2025
Time of Sale: 12:00pm or within three hours thereafter.
Place of Sale: THE AREA IMMEDIATELY OUTSIDE ON THE FRONT STEPS OF THE
ROCKWALL COUNTY COURTHOUSE, LOCATED AT 1111 YELLOWJACKET
LANE IN ROCKWALL, ROCKWALL COUNTY, TEXAS in Rockwall County, Texas,
Or, if the preceding area(s) is/are no longer the area(s) designated by the Rockwall
County Commissioner's Court, at the area most recently designated by the Rockwall
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 Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Terry Waters, Auction.com, LLC, 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. Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Terry Waters, Auction.com, LLC, 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.

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): Ramiro Cuevas, Patrick Zwiers, Shawn Schiller, Darla Boettcher, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Misty McMillan, Tionna Hadnot, Terry Waters, Auction.com, LLC, 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 Randy Donnell whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 11-12-23 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Rockwall County Clerk and caused it to be posted at the location directed by the Rockwall County Commissioners Court.

By: Randy Donnell

Exhibit "A"

SITUATED ABOUT 10 MILES SOUTH 63 DEGREES EAST FROM THE CITY OF ROCKWALL, IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, A PART OF THE FRANKLIN BAUGUSS SURVEY #7 AND BEING ALL OF A CALLED 1.91 ACRE TRACT CONVEYED TO THE BANK OF NEW YORK MELLON BY DEED RECORDED IN DOC.#2011-00452412 OF THE DEED RECORDS OF SAID COUNTY AND STATE:

BEGINNING AT A 1/2" IRON PIN FOUND AT THE SOUTHEAST CORNER OF THE 1.91 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 3.39 ACRE TRACT CONVEYED TO MICHAEL W. TARVER AND MARI LOIS TARVER BY DEED RECORDED IN VOLUME 1672, PAGE 145 OF SAID DEED RECORDS, SAID POINT BEING IN THE NORTH BOUNDARY LINE OF A CALLED 1.86 ACRE TRACT CONVEYED TO MIKE WIEBOLD AND WIFE, LAURA WIEBOLD BY DEED RECORDED IN VOLUME 1042, PAGE 259 OF SAID DEED RECORDS;

THENCE NORTH 3 DEGREES 41' 44" EAST ALONG A FENCE AND ALONG THE WEST BOUNDARY LINE OF THE 3.39 ACRE TRACT A DISTANCE OF 301.47 TO A 1/2" IRON PIN FOUND;

THENCE NORTH 27 DEGREES 28' 09" EAST A DISTANCE OF 50.00' TO A POINT IN THE CENTER OF OLD WAGON ROAD, SAID POINT BEING THE NORTHEAST CORNER OF THE 1.91 ACRE TRACT;

THENCE NORTH 72 DEGREES 09' 33" WEST ALONG THE CENTER OF SAID ROAD, A DISTANCE OF 155.69' TO THE NORTHWEST CORNER OF THE 1.91 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 1.48 ACRE TRACT CONVEYED TO JAMES T. WOOD BY DEED RECORDED IN VOLUME 3874, PAGE 289 OF SAID DEED RECORDS;

THENCE SOUTH 23 DEGREES 20' 57" WEST AND PASSING A 1/2" IRON PIN FOUND AT A DISTANCE OF 25.30' AND CONTINUING FOR A TOTAL DISTANCE OF 429.35' TO A POST FOUND AT THE SOUTHEAST CORNER OF THE 1.48 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE 1.91 ACRE TRACT;

THENCE ALONG THE NORTHERLY BOUNDARY LINE OF THE WIEBOLD TRACT AS FOLLOWS: SOUTH 75 DEGREES 44' 05" EAST, A DISTANCE OF 150.00' TO A 3/4" CAPPED IRON PIN (HF 5699) SET; NORTH 73 DEGREES 39' 58" EAST, A DISTANCE OF 135.99' TO THE POINT OF BEGINNING AND CONTAINING 1.91 ACRES OF LAND, MORE OR LESS.

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