

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: 07/08/2022
Grantor(s): MARIANO SERRANO, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR TOWN SQUARE MORTGAGE AND INVESTMENTS LLC. DBA TOWN SQUARE MORTGAGE, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$171,830.00
Recording Information: Book 2202 Page 203 Instrument 00138024
Property County: Hill
Property: (See Attached Exhibit "A")
Reported Address: 414 MATTHEW ST, HILLSBORO, TX 76645

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 June, 2025
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE EAST DOOR OF THE COURTHOUSE in Hill County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Hill County Commissioner's Court, at the area most recently designated by the Hill 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, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uselton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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
 NICOLE TANNER, COUNTY CLERK
 HILL COUNTY, TEXAS
 2025 APR 24 PM 2:08

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, Aurora Campos, Jonathan Harrison, Patrick Zwiers, Dana Kamin, Lisa Bruno, Angie Uelton, Conrad Wallace, Tonya Washington, Kristopher Holub, Meryl Olsen, Misty McMillan, Tiffiney Bruton, Tionna Hadnot, Auction.com, David Ray, 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 Donna Stockman whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 4/24/25 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Hill County Clerk and caused it to be posted at the location directed by the Hill County Commissioners Court.

By: Donna Stockman

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 0.195 OF AN ACRE, BEING THE EAST ONE-HALF OF LOT 25 OF THE BUCK ADDITION TO THE CITY OF HILLSBORO, HILL COUNTY, TEXAS AND BEING ALL OF TRACT THREE AS CONVEYED TO NITA WATSON AND RECORDED IN VOLUME 673, PAGE 811 OF THE DEED RECORDS OF HILL COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 28 ON THE EAST MARGIN OF SYCAMORE STREET AND THE SOUTH MARGIN OF MATHEW STREET, SAID POINT BEARS DUE EAST 20.00 FEET FROM THE CENTER LINE OF SYCAMORE STREET, THENCE WITH THE NORTH LINE OF LOT 28 AND THE SOUTH MARGIN OF MATHEW STREET, DUE EAST, AT 100.00 FEET PASS THE NORTHWEST CORNER OF LOT 27, AT 200.00 FEET PASS THE NORTHWEST CORNER OF LOT 26, AT 300.00 FEET PASS THE NORTHWEST CORNER OF LOT 25 FOR A TOTAL DISTANCE OF 350.00 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHWEST CORNER OF THE EAST ONE-HALF OF LOT 25 AND THE NORTHWEST CORNER OF THIS 0.195 OF AN ACRE TRACT FOR THE POINT OF BEGINNING;

THENCE WITH THE NORTH LINE OF LOT 25 AND THE SOUTH MARGIN OF MATHEW STREET, DUE EAST FOR 50.80 FEET TO A 1/2 INCH STEEL PIN SET FOR THE NORTHEAST CORNER OF LOT 25 AND THE NORTHEAST CORNER OF THIS 0.195 OF AN ACRE TRACT;

THENCE WITH THE WEST LINE OF LOT 24 AND THE EAST LINE OF LOT 25, DUE SOUTH FOR 170.00 FEET TO A 1/2 INCH STEEL PIN ON THE NORTH MARGIN OF A 20 FOOT WIDE ALLEY FOR THE SOUTHWEST CORNER OF LOT 24 AND THE SOUTHEAST CORNER OF LOT 25 FOR THE SOUTHEAST CORNER OF THIS 0.195 OF AN ACRE TRACT;

THENCE WITH THE NORTH MARGIN OF THE SAID 20 FOOT WIDE ALLEY AND THE SOUTH LINE OF LOT 25, DUE WEST FOR 50.80 FEET TO A 1/2 INCH STEEL PIN SET FOR THE SOUTHWEST CORNER OF THE EAST ONE-HALF OF LOT 25 AND THE SOUTHWEST CORNER OF THIS 0.195 OF AN ACRE TRACT; THENCE WITH WEST LINE OF THE EAST ONE-HALF OF LOT 25 AND THE WEST LINE OF THIS 0.195 OF AN ACRE TRACT. DUE NORTH FOR 170.00 FEET TO THE POINT OF BEGINNING

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