

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: 11/27/2023
Grantor(s): BRANDON CODY LEONARD-KING, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR OPEN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$153,174.00
Recording Information: Instrument 2306404
Property County: Brown
Property: (See Attached Exhibit "A")
Reported Address: 3310 SURFSIDE DR, MAX, TX 76857

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 December, 2024
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Brown County Commissioner's Court, at the area most recently designated by the Brown 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

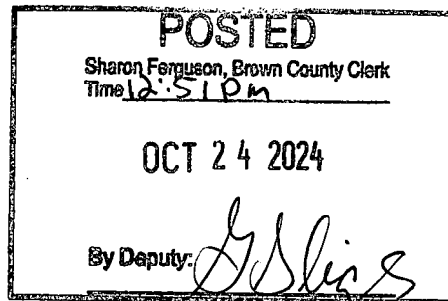
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, Auction.com, Braden Barnes, Rachel Donnelly, or Jamie E. Silver, any to aot, 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. Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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.

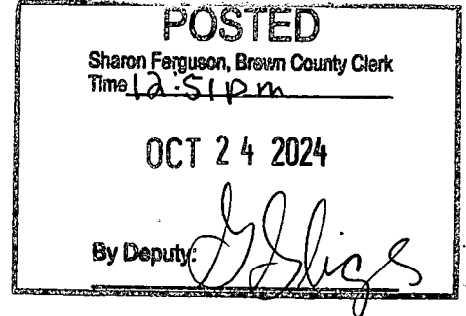


4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be 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): Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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 Eilaura Ortega Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on October 24th 2024 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

By: Eilaura Ortega Smith

Exhibit "A"

FIELD NOTES OF 0.689 ACRE TRACT OF LAND BEING ALL OF LOTS 698, 699, 700, AND 701, HARBOR POINT SUBDIVISION, SECTION 1, BROWN COUNTY, TEXAS, AND SAID TRACT ALSO BEING DESCRIBED IN A GENERAL WARRANTY DEED FROM ADNEY TO CLAYTON DATED JULY 30, 2021, AND RECORDED IN INSTRUMENT NO. 2021-2105237, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, AND SAID 0.689 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD CAPPED "MQI" IN THE WEST LINE OF SURFSIDE DRIVE, AT THE SOUTHEAST CORNER OF LOT 697 OF SAID SUBDIVISION, AT THE NORTHEAST CORNER OF LOT 698, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 00 DEGREES 48'19" WEST, A DISTANCE OF 999.32 FEET, ANOTHER 1/2" IRON ROD FOUND BEARS NORTH 00 DEGREES 48'19" WEST, A DISTANCE OF 298.27 FEET;

THENCE SOUTH 00 DEGREES 48'19" EAST, A DISTANCE OF 200.00 FEET TO A 2 INCH PIPE FENCE CORNER POST FOUND IN THE WEST LINE OF SAID SURFSIDE DRIVE AT THE NORTHEAST CORNER OF LOT 702 OF SAID SUBDIVISION, AT THE SOUTHEAST CORNER OF LOT 701 OF SAID SUBDIVISION, FOR THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE SOUTH 89 DEGREES 11'41" WEST, A DISTANCE OF 150.00 FEET TO A 3/4" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 702, AT THE NORTHEAST CORNER OF LOT 729 OF SAID SUBDIVISION, AT THE SOUTHEAST CORNER OF LOT 730 OF SAID SUBDIVISION, AT THE SOUTHWEST CORNER OF SAID LOT 701, FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE NORTH 00 DEGREES 48'19" WEST, PASSING A 1/2" IRON ROD FOUND AT 50.34 FEET, CONTINUING A TOTAL DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 733 OF SAID SUBDIVISION, AT THE SOUTHEAST CORNER OF LOT 734 OF SAID SUBDIVISION, AT THE SOUTHWEST CORNER OF SAID LOT 697, AT THE NORTHWEST CORNER OF SAID LOT 698, FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 00 DEGREES 48'19" WEST, A DISTANCE OF 1361.77 FEET;

THENCE NORTH 89 DEGREES 11'41" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.689 ACRES OF LAND, MORE OR LESS

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