

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: 03/31/2023
Grantor(s): JACOB WATT AND BAILEY WATT, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$101,010.00
Recording Information: Instrument 2301721
Property County: Brown
Property: (See Attached Exhibit "A")
Reported Address: 7010 BLACKBIRD LN, BROWNWOOD, TX 76801-0182

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 1st day of September, 2026
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

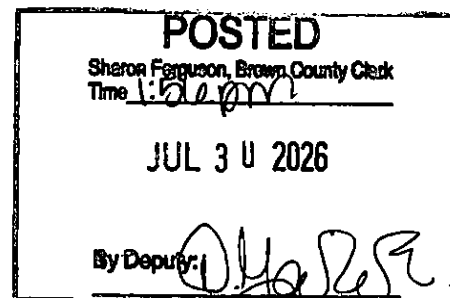
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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. Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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): Auction.com, LLC, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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 Elaura Ortega-Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 7-30-2026 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.

Elaura Ortega-Smith

Exhibit "A"

A 0.23 ACRE TRACT OF LAND SITUATED WITHIN THE THOMAS LATHAM SURVEY, ABSTRACT NO. 1077, BROWN COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO AMY MCNEELY RECORDED IN VOLUME 1545, PAGE 358, REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND IN THE NORTH LINE OF BLACKBIRD LANE, A 50' ROADWAY, FOR A COMMON CORNER BETWEEN SAID MCNEELY TRACT AND A TRACT OF LAND DESCRIBED IN A DEED TO JOHN C. WHITE RECORDED IN VOLUME 1270, PAGE 478 OF THE REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, FOR THE SOUTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 89 DEGREES 23' 37" W, 100.53 FEET ALONG THE COMMON LINE BETWEEN SAID MCNEELY TRACT AND BLACKBIRD LANE, TO A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND IN THE SOUTHERLYMOST EAST LINE OF A TRACT OF LAND DESCRIBED IN A DEED TO JIMMY D. COULSON ET. UX. RECORDED IN VOLUME 1682, PAGE 874 OF THE REAL PROPERTY RECORDS, BROWN COUNTY, TEXAS, FOR THE SOUTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 00 DEGREES 25' 32" E, 100.03 FEET ALONG THE COMMON LINE BETWEEN SAID MCNEELY TRACT AND COULSON TRACT, TO A 1/2" REBAR ROD SET WITH A SURVEY CAP STAMPED RPLS 6332 FOR A COMMON CORNER BETWEEN SAID MCNEELY TRACT AND COULSON TRACT, FOR THE NORTHWEST CORNER OF THIS DESCRIBED TRACT;

THENCE N 89 DEGREES 23' 37" E, 100.53 FEET ALONG THE COMMON LINE BETWEEN SAID MCNEELY TRACT AND COULSON TRACT, TO A 3/8" REBAR ROD (CONTROL MONUMENT) FOUND IN THE WEST LINE OF PREVIOUSLY MENTIONED WHITE TRACT, FOR THE NORTHEAST CORNER OF THIS DESCRIBED TRACT;

THENCE S 00 DEGREES 25' 32" W, 100.03 FEET ALONG THE COMMON LINE BETWEEN SAID MCNEELY TRACT AND COULSON TRACT, TO THE PLACE OF BEGINNING AND CONTAINING 0.23 ACRES OF LAND.

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

