

#119

**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:** 09/05/2023  
**Grantor(s):** JESSICA RENOVATO AND PEDRO RENOVATO ARRIAGA, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$424,175.00  
**Recording Information:** Book 2278 Page 258 Instrument 00150478  
**Property County:** Hill  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 136 HCR 2221 E, AQUILLA, TX 76622

**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 February, 2026  
**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, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, 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, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, 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.

2025 DEC 30 AM 10:41

FILED  
NICOLE TANNER, COUNTY CLERK  
HILL COUNTY, TEXAS



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, Joshua Sanders, Angie Uselton, Misty McMillan, Kristopher Holub, Tonya Washington, Tionna Hadnot, Conrad Wallace, Shawn Schiller, Patrick Zwiers, Kelly Main, Lisa Bruno, 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 Donna Stockman whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 12-30-25 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"

BEING ALL THAT TRACT OF LAND IN HILL COUNTY, TEXAS, OUT OF THE WILLIAM R. BAKER SURVEY, ABSTRACT NO. 108, AND BEING ALL OF THAT CALLED 6.09 ACRES OF LAND DESCRIBED IN A DEED WARREN OWEN, RECORDED IN VOLUME 2193, PAGE 756 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH STEEL ROD FOUND IN THE GRAVEL SURFACE OF HCR 2221, OF THE NORTHEAST CORNER OF SAID 6.09 ACRES, AT THE NORTHWEST CORNER OF THAT CALLED 21.99 ACRES OF LAND DESCRIBED IN A DEED TO ANDREW URBANOVSKY AND SPOUSE MEGAN URBANOVAKY, RECORDED IN VOLUME 1804, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS:

THENCE SOUTH 31 DEGREES 19 MINUTES 15 SECONDS EAST, A DISTANCE OF 303.70 FEET TO A 1/2 INCH STEEL ROD FOUND AT THE SOUTHEAST CORNER OF SAID 6.09 ACRES, IN THE WEST LINE OF SAID 21.99 ACRES, AT THE NORTHEAST CORNER OF THAT CALLED 6.09 ACRES OF LAND DESCRIBED IN A DEED TO STAN CRAWFORD AND WIFE CARLA CRAWFORD, RECORDED IN VOLUME 2126, PAGE 45 OF THE OFFICIAL PUBLIC RECORDS OF HILL COUNTY, TEXAS:

THENCE-SOUTH 57 DEGREES 43 MINUTES 39 SECONDS WEST, A DISTANCE OF 909.40 FEET TO A 1/2 INCH STEEL ROD FOUND IN THE APPROXIMATE EAST LINE OF HCR 2221, OF THE SOUTHWEST CORNER OF SAID OWEN 6.09 ACRES, AT THE NORTHWEST CORNER OF SAID CRAWFORD 6.09 ACRES;

THENCE PARTIALLY ALONG THE EAST AND SOUTH LINES, AND PARTIALLY WITH THE APPROXIMATE CENTER OF HCR 2221, WITH THE WEST AND NORTH LINES OF SAID OWEN 6.09 ACRES, THE FOLLOWING SIX (6) COURSES AND DISTANCES

NORTH 32 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 190.68 FEET TO A 5/8 INCH STEEL ROD FOUND:

NORTH 23 DEGREES 42 MINUTES 45 SECONDS EAST, A DISTANCE OF 29.07 FEET TO A 1/2 INCH STEEL ROD FOUND:

NORTH 29 DEGREES 58 MINUTES 00 SECONDS EAST, A DISTANCE OF 207.58 FEET TO A 1/2 INCH STEEL ROD FOUND

NORTH 58 DEGREES 03 MINUTES 05 SECONDS EAST, A DISTANCE OF 57.15 FEET TO A 1/2 INCH STEEL ROD FOUND;

NORTH 57 DEGREES 42 MINUTES 55 SECONDS EAST, DISTANCE OF 533.91 FEET TO A 1/2 INCH STEEL ROD FOUND;

NORTH 57 DEGREES 36 MINUTES 40 SECONDS EAST, A DISTANCE OF 115.83 FEET TO THE POINT OF BEGINNING, CONTAINING 6.092 ACRES OF LAND, OF WHICH 0.271 ACRES LIES WITHIN THE PUBLICLY MAINTAINED GRAVEL SURFACE OF HCR 2221, AS SHOWN HEREON

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