

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: 06/10/2021
Grantor(s): EVAN JOSEPH CANTRELL JR, SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITY FIRST MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$240,562.00
Recording Information: Book 1997 Page 681 Instrument 21-04029
Property County: Fayette
Property: (See Attached Exhibit "A")
Reported Address: 1040 N VON MINDEN ST, LA GRANGE, TX 78945

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: 10:00AM or within three hours thereafter.
Place of Sale: AT THE POSTING BOARD LOCATED ON AND IN THE STONE WALL ENCLOSURE LOCATED ON THE NORTHWEST PORTION OF THE FAYETTE COUNTY COURTHOUSE SQUARE, ON AND IN THAT PORTION OF THE WALL ENCLOSURE FACING WEST COLORADO STREET NEAR ITS INTERSECTION WITH NORTH MAIN STREET in Fayette County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Fayette County Commissioner's Court, at the area most recently designated by the Fayette 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 Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, 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. Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, 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.

FILED
OCT 02 2025
11:40 AM
Brenda Fietsam
CO. CLERK, FAYETTE CO., 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): Megan Randle, Ebbie Murphy, Robert Randle, Kristopher Holub, 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 _____ whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on _____ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Fayette County Clerk and caused it to be posted at the location directed by the Fayette County Commissioners Court.

By: _____

Exhibit "A"

BEING A 0.235 ACRE TRACT OR PARCEL OF LAND LOCATED IN THE JOHN H. MOORE SURVEY, ABSTRACT NO. 71 IN THE CITY OF LA GRANGE, FAYETTE COUNTY, TEXAS, SAID TRACT OR PARCEL OF LAND BEING ALL OF THAT SAME CERTAIN TRACT OR PARCEL OF LAND, CALLED 0.24 ACRES, DESCRIBED IN DEED FROM JUDITH ANN POWELL BARTKO TO STEPHANIE A. ROESLER, DATED NOVEMBER 15, 2002, RECORDED IN VOLUME 1195, PAGE 78 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS TO WHICH REFERENCE IS MADE FOR ALL PURPOSES, SAID 0.235 ACRE TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING AT A 5/8" IRON ROD (CALLED FOR IN DEED OF RECORD) FOUND IN THE EAST LINE OF N. VON MINDEN STREET FOR THE SOUTHWEST CORNER OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND, THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 0.235 ACRE TRACT OR PARCEL OF LAND, AND THE NORTHWEST CORNER OF THE HARRY POLASEK TRACT OR PARCEL OF LAND (VOLUME 1179, PAGE 547, O.R.F.C.);

THENCE N23 DEGREES 00'00"E ALONG THE SAID EAST LINE OF N. VON MINDEN STREET A DISTANCE OF 74.37 FEET (DEED CALL-N23 DEGREES 00'00"E-74.37 FEET) TO AN "X" SET IN CONCRETE FOR THE NORTHWEST CORNER OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND, THE NORTHWEST CORNER OF THE HEREIN DESCRIBED 0.235 ACRE TRACT OR PARCEL OF LAND, AND THE SOUTHWEST CORNER OF A CALLED 8,991 SQUARE FEET TRACT OR PARCEL OF LAND (VOLUME 1038, PAGE 326, O.R.F.C.);

THENCE S84 DEGREES 16'00"E ALONG THE NORTH LINE OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND A DISTANCE OF 141.40 FEET (DEED CALL-S84 DEGREES 16'00"E-141.40 FEET) TO A CHAIN LINK FENCE CORNER POST FOUND IN THE WEST LINE OF A CALLED 9,139 SQUARE FEET TRACT OR PARCEL OF LAND (VOLUME 935, PAGE 382, D.R.F.C.) FOR THE NORTHEAST CORNER OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND, THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 0.235 ACRE TRACT OR PARCEL OF LAND, AND THE SOUTHEAST CORNER OF THE SAID 8,991 SQUARE FEET TRACT OR PARCEL OF LAND;

THENCE S06 DEGREES 31'40" W ALONG THE EAST LINE OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND A DISTANCE OF 64.21 FEET (DEED CALL-S06 DEGREES 31'40"W-64.21 FEET) TO A CHAIN LINK FENCE CORNER POST FOR IN THE NORTH LINE OF THE SAID HARRY POLASEK TRACT OR PARCEL OF LAND FOR THE SOUTHEAST CORNER OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND, THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED 0.235 ACRE TRACT OR PARCEL OF LAND, AND THE SOUTHWEST CORNER OF THE SAID 9,139 SQUARE FEET TRACT OR PARCEL OF LAND;

THENCE N86 DEGREES 40'00" W ALONG THE SOUTH LINE OF THE SAID 0.24 ACRE TRACT OR PARCEL OF LAND A DISTANCE OF 162.73 FEET (DEED CALL-N86 DEGREES 40'00"W-162.73 FEET) TO THE PLACE OF BEGINNING, CONTAINING 0.235 ACRES OF LAND.

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