

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: 03/27/2024
Grantor(s): CODY CRISLER, SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
NOMINEE FOR EVERETT FINANCIAL, INC. DBA SUPREME LENDING, ITS
SUCCESSORS AND ASSIGNS
Original Principal: \$189,906.00
Recording Information: Book 2129 Page 965-978 Instrument 24-01955
Property County: Fayette
Property: (See Attached Exhibit "A")
Reported Address: 807 MUNN ST, ELLINGER, TX 78938

FILED

JAN 29 2026
1:05 PM

Brenda Fietsam
BRENDA FIETSAM
CO. CLERK, FAYETTE CO., TEXAS

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 March, 2026
Time of Sale: 10:00AM or within three hours thereafter.

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.

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 Ebbie Murphy whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Jan. 29th, 2026 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: Ebbie Murphy

Exhibit "A"

FIELD NOTE DESCRIPTION OF 0.182 ACRES OF LAND OUT OF THE WILLIAM BURNHAM SURVEY, ABSTRACT NO. 124, IN FAYETTE COUNTY, TEXAS, AND BEING THE NORTH 75 FEET OF THE EAST 10 FEET, OF LOT 7, AND THE NORTH 75 FEET OF LOTS 8-10, BLOCK 1 OF THE TOWN OF ELLINGER, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 125 PAGE 598, OF THE DEED RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO TRICIA A. LETEMPT IN A DEED AS RECORDED IN VOLUME 1484 PAGE 422 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A $\frac{1}{2}$ " IRON ROD FOUND AT THE INTERSECTION ON OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOBIAS ROAD (CARTER STREET PER PLAT) AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MUNN STREET (HARPER STREET PER PLAT), BEING AT THE MOST EASTERLY CORNER OF LOT 10, BLOCK 1, OF THE TOWN OF ELLINGER, A SUBDIVISION IN FAYETTE COUNTY, TEXAS, AND BEING AT THE MOST EASTERLY CORNER OF THAT CERTAIN (NORTH 75 FEET OF THE EAST 10 FEET OF LOT 7 AND THE NORTH 75 FEET OF LOTS 8-10, OF BLOCK 1) TRACT OF LAND CONVEYED TO TRICIA A. LETEMPT IN A DEED AS RECORDED IN VOLUME 1484 PAGE 422 OF THE OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS, AND BEING FOR THE MOST EASTERLY CORNER OF THE TRACT HEREIN DESCRIBED, AND FROM WHICH ANOTHER $\frac{1}{2}$ " IRON ROD FOUND BEARS S 48 DEGREES 44' 55" E 263.77 FEET,

THENCE, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MUNN STREET, AND THE SOUTHEASTERLY LINE OF THE LETEMPT TRACT, S 40 DEGREES 56' 39" W 75.00 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND AT THE MOST SOUTHERLY EAST CORNER OF THAT CERTAIN (0.330 ACRE) TRACT OF LAND CONVEYED TO BRUCE KUBENA AND DENISE KUBENA IN A DEED AS RECORDED IN VOLUME 1859 PAGE 788 OF THE OFFICIAL RECORDS OF FAYETTE COUNTY, TEXAS, AND BEING FOR THE MOST SOUTHERLY CORNER OF THIS TRACT, AND FROM WHICH ANOTHER $\frac{1}{2}$ " IRON ROD FOUND BEARS S 40 DEGREES 56' 39" W 65.32 FEET, AND FROM THAT IRON ROD A EYE BOLT FOUND BEARS S 40 DEGREES 56' 40" W 160.37 FEET,

THENCE, LEAVING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF MUNN STREET, AND WITH THE COMMON LINE BETWEEN THE LETEMPT TRACT AND THE KUBENA TRACT, N 48 DEGREES 44' 18" W 105.13 FEET TO A $\frac{1}{2}$ " IRON ROD FOUND AT THE MOST WESTERLY CORNER OF THE LETEMPT TRACT, AND N 39 DEGREES 53' 56" E 75.00 FEET, TO A $\frac{1}{2}$ " IRON ROD FOUND IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOBIAS ROAD, BEING FOR THE MOST NORtherly CORNER OF THE LETEMPT TRACT AND THE MOST NORTHERLY CORNER OF THIS TRACT, AND FROM WHICH A $\frac{1}{2}$ " IRON ROD FOUND BEARS N 48 DEGREES 44' 17" W 54.38 FEET, AND FROM THAT IRON ROD ANOTHER $\frac{1}{2}$ " IRON ROD FOUND BEARS N 48 DEGREES 44' 16" W 160.99 FEET,

THENCE, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF TOBIAS ROAD, AND THE NORTHEASTERLY LINE OF THE LETEMPT TRACT, S 48 DEGREES 44' 16" E 106.50 FEET TO THE PLACE OF BEGINNING, IN ALL CONTAINING 0.182 ACRES OF LAND.

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