

SEP 25 2025

SUSAN STRICKLAND
COUNTY CLERK VAN ZANDT COUNTY
DEP**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: 12/15/2022
 Grantor(s): ROBERT RAY MOULTON, MARRIED AND PATRICIA MOULTON, HIS WIFE
 Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS
 NOMINEE FOR GUILD MORTGAGE COMPANY LLC, A CALIFORNIA LIMITED
 LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS
 Original Principal: \$232,900.00
 Recording Information: Instrument 2022-013934
 Property County: Van Zandt
 Property: (See Attached Exhibit "A")
 Reported Address: 6570 FM 1651, CANTON, TX 75103

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 STEPS TO THE NORTH ENTRANCE OF THE COURTHOUSE in Van Zandt County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Van Zandt County Commissioner's Court, at the area most recently designated by the Van Zandt 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 Randy Daniel or Cindy Daniel or Jim O'Bryant, Tejas Corporate Services, 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. Randy Daniel or Cindy Daniel or Jim O'Bryant, Tejas Corporate Services, 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): Randy Daniel or Cindy Daniel or Jim O'Bryant, Tejas Corporate Services, 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 Randy Daniel whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 9-25-22 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Van Zandt County Clerk and caused it to be posted at the location directed by the Van Zandt County Commissioners Court.

By: Randy Daniel

Exhibit "A"

ALL THAT CERTAIN TRACT LOT OR PARCEL OF LAND, A PART OF THE M. FINDLEY SURVEY A-272, VAN ZANDT COUNTY, TEXAS, AND ALSO BEING ALL OF THAT CERTAIN CALLED 3.115 ACRES TRACT OF LAND THAT IS DESCRIBED IN AN INSTRUMENT DATED 05-09-2022 IN A SUBSTITUTE TRUSTEES DEED TO TIM WILLIAMS, TRUSTEE, THAT IS RECORDED IN 2022-005526 OF THE REAL PROPERTY RECORDS OF COUNTY, TEXAS, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS TO WIT; BEGINNING AT A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE N.W.C. OF SAID TRACT AND THE N.E.C. OF THAT CERTAIN TRACT TO WOODY (VOL 2096 PG 205); THENCE SOUTH 81 DEGREES 07 MINUTES 40 SECONDS EAST, ALONG THE N.B.L. OF SAID TRACT AND THE S.B.L. OF THAT CERTAIN TRACT TO MCCOY (VOL 1503 PG 52) FOR A DISTANCE OF 205.28 FEET TO A 3/8 INCH IRON ROD FOUND FOR CORNER AT THE N.E.C. OF SAID TRACT; THENCE SOUTH 00 DEGREES 36 MINUTES 48 SECONDS WEST, ALONG THE E.B.L. OF SAID TRACT AND THE W.B.L. OF THAT CERTAIN TRACT TO GRANT (VOL 2129 PG 329) FOR A DISTANCE OF 683.43 FEET TO A POINT FOR CORNER WITHIN A 6 INCH WOODEN POST AT THE S.E.C. OF SAID TRACT; THENCE SOUTH 54 DEGREES 41 MINUTES 22 SECONDS WEST, ALONG THE S.B.L. OF SAID TRACT AND THE N.B.L. OF FM 1651 FOR A DISTANCE OF 190.47 FEET TO A POINT FOR CORNER WITHIN A 6 INCH WOOD POST AT THE S.W.C. OF SAID TRACT; THENCE NORTH 02 DEGREES 46 MINUTES 51 SECONDS WEST, ALONG THE W.B.L. OF SAID TRACT AND THE E.B.L. OF SAID WOODY TRACT FOR A DISTANCE OF 826.12 FEET TO THE PLACE OF BEGINNING CONTAINING 3.1165 ACRES.

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