

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: 05/31/2018
Grantor(s): JOHN G. STAGG, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR QUICKEEN LOANS INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$125,000.00
Recording Information: Book 868 Page 457 Instrument 2275
Property County: Colorado
Property: (See Attached Exhibit "A")
Reported Address: 1302 S FM 155, WEIMAR, TX 78962

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer: Rocket Mortgage, LLC
Current Beneficiary: Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.
Mortgage Servicer Address: 1050 Woodward Ave., Detroit, MI 48226

SALE INFORMATION:

Date of Sale: Tuesday, the 3rd day of March, 2026
Time of Sale: 10:00 AM or within three hours thereafter.
Place of Sale: AT THE SOUTH VESTIBULE ON THE FIRST FLOOR OF THE COURTHOUSE in Colorado County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Colorado County Commissioner's Court, at the area most recently designated by the Colorado 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, Aarti Patel, Jack Burns II, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Bowman, 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, Aarti Patel, Jack Burns II, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Bowman, 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.

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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, Aarti Patel, Jack Burns II, Kristopher Holub, Patrick Zwiers, Julian Perrine, Katherine Adkins, Amy Bowman, 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

Megan Randle

Certificate of Posting

I am Megan Randle whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1/15/2026 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Colorado County Clerk and caused it to be posted at the location directed by the Colorado County Commissioners Court.

By: Megan Randle

Exhibit "A"

BEING A TRACT OR PARCEL CONTAINING 1.045 ACRES OF LAND SITUATED IN THE MICAH ANDREWS SURVEY, ABSTRACT NO. 68, COLORADO COUNTY, TEXAS AND BEING ALL OF THAT LAND DESCRIBED AS 1.047 ACRES IN DEED DATED FEBRUARY 14, 1985 FROM EDGAR J. BANSE, ET AL TO DONNIE COWLING, ET UX, RECORDED IN VOLUME 502, PAGE 79, COLORADO COUNTY DEED RECORDS. SAID 1.045 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" PIPE FOUND FOR THE NORTHEAST CORNER OF THE ORIGINAL COWLING TRACT AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED 1.045 ACRE TRACT, LOCATED ON THE WEST RIGHT OF WAY LINE OF F.M. HIGHWAY 155 (70' WIDE), SAID PIPE ALSO BEING THE MOST EASTERLY SOUTHEAST CORNER OF A 15.857 ACRE TRACT CONVEYED TO JAMES BANSE BY DEED RECORDED IN VOLUME 391, PAGE 189, OFFICIAL RECORDS;

THENCE ALONG THE WEST LINE OF F.M. HIGHWAY 155, S 00 DEGREES 07' 10" W A DISTANCE OF 152.10 FEET TO A CAPPED 3/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE MOST EASTERLY NORTHEAST CORNER OF THE LILLIAN WANJA 32.564 ACRE TRACT AS DESCRIBED IN VOLUME 295, PAGE 340, DEED RECORDS;

THENCE ALONG A NORTH LINE OF THE WANJA TRACT, S 88 DEGREES 45' 32" W A DISTANCE OF 299.63 FEET TO A 1" PIPE FOUND FOR AN INTERIOR CORNER OF THE WANJA TRACT AND FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A WEST LINE OF SAID WANJA TRACT AND SAID BANSE 15.857 ACRE TRACT, N 00 DEGREES 07' 10" E, AT 86.00 FEET PASSING A COMMON CORNER OF THE WANJA AND BANSE TRACTS, IN ALL A TOTAL DISTANCE OF 152.10 FEET TO A 1" PIPE FOUND FOR AN INTERIOR CORNER OF THE BANSE 15.857 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A SOUTH LINE OF THE BANSE TRACT, N 88 DEGREES 45' 35" E (BASIS OF BEARINGS - RECORD ADJOINING DEED CALL) A DISTANCE OF 299.63 FEET TO THE POINT OF BEGINNING, CONTAINING 1.045 ACRES OF LAND.

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