

**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:**

<b>Date:</b>	11/18/2016
<b>Grantor(s):</b>	DAWN PAYNE, A SINGLE WOMAN
<b>Original Mortgagee:</b>	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GEORGETOWN MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS
<b>Original Principal:</b>	\$98,188.00
<b>Recording Information:</b>	Instrument 2016008125
<b>Property County:</b>	Medina
<b>Property:</b>	(See Attached Exhibit "A")
<b>Reported Address:</b>	3989 COUNTY ROAD 4516, HONDO, TX 78861-6124

**MORTGAGE SERVICING INFORMATION:**

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

<b>Current Mortgagee:</b>	Idaho Housing and Finance Association
<b>Mortgage Servicer:</b>	Idaho Housing and Finance Association
<b>Current Beneficiary:</b>	Idaho Housing and Finance Association
<b>Mortgage Servicer Address:</b>	565 W. Myrtle, Boise, ID 83702

**SALE INFORMATION:**

<b>Date of Sale:</b>	Tuesday, the 3rd day of March, 2026
<b>Time of Sale:</b>	1:00PM or within three hours thereafter.
<b>Place of Sale:</b>	THE AREA ON THE EAST SIDE OF THE MEDINA COUNTY COURTHOUSE ANNEX, 1300 AVENUE M, HONDO, TX 78861, NEAR THE FRONT ENTRANCE, in Medina County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Medina County Commissioner's Court, at the area most recently designated by the Medina 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 Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, 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. Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, 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):** Deborah Martin, Troy Martin, Alexis Martin, Cassie Martin, Terri Martin, Shelby Martin, Martha Rossington, Vicki Rodriguez, Bob Frisch, Wayne Daughtrey, Amy Ortiz, Daniel McQuade, Vanna Ho, Auction.com, 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 Alexis Martin whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 1/13/2026 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Medina County Clerk and caused it to be posted at the location directed by the Medina County Commissioners Court.

By: Alexis Martin

**Exhibit "A"**

A SURVEY OF 0.617 ACRE (26,892.6 SQ. FT.) OF LAND SITUATED ABOUT 8.1 MILES N 72 DEGREES 30' E OF HONDO, IN MEDINA COUNTY, TEXAS, OUT OF SURVEY NO. 11, ABSTRACT NO. 469, LOUIS HUTH, ORIGINAL GRANTEE, BEING A PORTION OF THAT CERTAIN 5.796 ACRE TRACT OF LAND DESCRIBED IN A DEED TO JAMES E. PAYNE AND SUSAN PAYNE FROM PRUDENTIAL RELOCATION, INC., DATED SEPTEMBER 7, 2006, AS RECORDED IN VOLUME 640 ON PAGE 1142 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING: AT A 5/8" IRON PIN FOUND AT THE POINT OF INTERSECTION OF THE NORTHEAST LINE OF COUNTY ROAD 4516, THE RECOGNIZED NORTH LINE OF SAID SURVEY NO. 11, AND THE RECOGNIZED SOUTH LINE OF SURVEY NO. 10, ABSTRACT NO. 468, LOUIS HUTH, ORIGINAL GRANTEE FOR THE NORTHWEST CORNER OF SAID 5.796 ACRE TRACT OF LAND, THE LOWER SOUTHWEST CORNER OF THAT CERTAIN 121.60 ACRE TRACT OF LAND DESCRIBED IN A DEED TO BLAKE TIM WERNETTE, ET UX FROM BLAKE TIM WERNETTE, DATED SEPTEMBER 30, 2009, AS RECORDED IN VOLUME 764 ON PAGE 1139 OF THE AFOREMENTIONED OFFICIAL PUBLIC RECORDS, AND THE NORTHWEST CORNER OF THIS SURVEY;

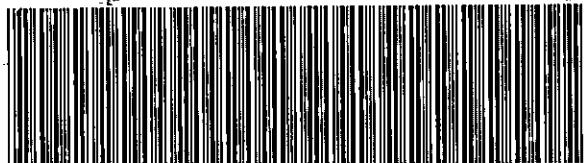
THENCE: GENERALLY ALONG FENCE, THE RECOGNIZED NORTH LINE OF SAID SURVEY NO. 11, THE RECOGNIZED SOUTH LINE OF SAID SURVEY NO. 10, THE NORTH LINE OF SAID 5.796 ACRE TRACT OF LAND, AND THE SOUTH LINE OF SAID 121.60 ACRE TRACT OF LAND, N 89-59-08 E 233.20 FEET A 5/8" IRON PIN SET 0.68 FEET NORTHWEST OF A 2" DIAMETER CEDAR POST FOR THE NORTHEAST CORNER OF THIS SURVEY;

THENCE: ACROSS SAID 5.796 ACRE TRACT OF LAND, S 33-51-45 E 41.59 FEET TO THE WEST CORNER OF A METAL SHED FOR AN ANGLE POINT, ALONG THE SOUTHWEST SIDE OF SAID METAL SHED S 35-20-52 E 14.01 FEET TO THE SOUTH CORNER OF SAID METAL SHED, AND CONTINUING GENERALLY ALONG FENCE S 34-51-26 E 46.72 FEET TO A 4" DIAMETER TREATED POST FOR THE EAST CORNER OF THIS SURVEY;

THENCE: S 57-13-49 W AT 146.69 FEET PASS A 2" DIAMETER PIPE POST AND CONTINUING A TOTAL DISTANCE OF 149.55 FEET TO A 5/8" IRON PIN SET ON THE NORTHEAST LINE OF SAID COUNTY ROAD 4516 AND THE SOUTHWEST LINE OF SAID 5.796 ACRE TRACT OF LAND FOR THE SOUTH CORNER OF THIS SURVEY;

THENCE: ALONG THE NORTHEAST LINE OF SAID COUNTY ROAD 4516 AND THE SOUTHWEST LINE OF SAID 5.796 ACRE TRACT OF LAND, N 45-02-31 W AT 184.51 FEET PASS 0.40 FEET SOUTHWEST OF A 5" DIAMETER PIPE CORNER POST AND CONTINUING A TOTAL DISTANCE OF 233.79 FEET TO THE POINT OF BEGINNING.

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



\*VG-42-2026-26-000009\*

**Medina County  
Gina Champion  
Medina County Clerk**

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**Instrument Number: 26-000009**

Foreclosure Posting

Recorded On: January 13, 2026 02:55 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$2.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 26-000009  
Receipt Number: 20260113000028  
Recorded Date/Time: January 13, 2026 02:55 PM  
User: Leeann Q  
Station: ccfrontdesk1

**Record and Return To:**

ALEXIS MARTIN



**STATE OF TEXAS  
Medina County**

I hereby certify that this Instrument was filed in the File Number sequence on the date/time  
printed hereon, and was duly recorded in the Official Records of Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX