

**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:** 07/17/2019  
**Grantor(s):** ADAM FRANQUI, MARRIED AND TINA MARIE FRANQUI, HIS WIFE.  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR GUILD MORTGAGE COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$110,953.00  
**Recording Information:** Instrument 1904257  
**Property County:** Brown  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 2509 VINCENT STREET, BROWNWOOD, TX 76801

**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 5th day of May, 2020  
**Time of Sale:** 10:00AM or within three hours thereafter.  
**Place of Sale:** THE SOUTH HALLWAY OF THE FIRST FLOOR OF THE BROWN COUNTY COURTHOUSE in Brown County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brown 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 Linda J. Reppert or Howard Whitney, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, 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:

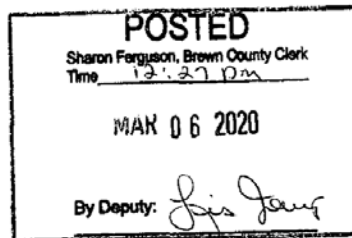
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Linda J. Reppert or Howard Whitney, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act, as Substitute Trustee will sell the Property 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):** Linda J. Reppert or Howard Whitney, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

Certificate of Posting



I am Linda J. Pappert whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on March 6, 2020 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Brown County Clerk and caused it to be posted at the location directed by the Brown County Commissioners Court.

By: Linda J. Pappert

**Exhibit "A"**

A TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING ALL OF LOT 5 AND PART OF LOT 6, BLOCK 5, OF THE PARKS' ESTATES ADDITION TO THE CITY OF BROWNWOOD, ACCORDING TO THE PLAT OF RECORD RECORDED IN VOLUME 1, PAGE 46, PLAT RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING THE SAME TRACT DESCRIBED IN A DEED TO BARBARA J. KILGORE, AS RECORDED IN VOLUME 1522, PAGE 621, REAL PROPERTY RECORDS OF BROWN COUNTY, TEXAS, SAID TRACT BEING SOMETIMES KNOWN AS 2509 VINCENT STREET AND BEING MORE FULLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A 3/8" IRON STAKE FOUND IN THE GROUND IN THE SOUTHWEST LINE OF VINCENT STREET, SAID STAKE MARKING THE NORTH CORNER OF SAID LOT 5 OF THIS TRACT;  
THENCE S 31 DEGREES 30'00" E 75.06' (BASIS OF BEARING-PLAT CALL) ALONG SAID SOUTHWEST LINE TO A 3/8" IRON STAKE IN THE GROUND, SAID STAKE MARKING THE EAST CORNER OF THIS TRACT, AT 50', THE EAST CORNER OF SAID LOT 5 AND THE NORTH CORNER OF SAID LOT 6;  
THENCE S 54 DEGREES 32' 19" W 144.61' TO AN IRON PIPE FENCE CORNER FOUND IN THE GROUND IN THE NORTHEAST LINE OF A 15' ALLEY, SAID FENCE CORNER MAKING THE SOUTH CORNER OF THIS TRACT;  
THENCE N 31 DEGREES 47' 39" W 75.18 ALONG SAID NORTHEAST LINE AND A FENCE LINE TO AN IRON PIPE FENCE CORNER FOUND IN THE GROUND, SAID FENCE CORNER MAKING THE WEST CORNER OF SAID LOT 5 AND THIS TRACT, AT 25', THE WEST CORNER OF SAID LOT 6 AND THE SOUTH CORNER OF SAID LOT 5;  
THENCE N 54 DEGREES 35' 54" E 144.99' TO THE PLACE OF BEGINNING.

**Return to:** Bonial & Associates, P.C., 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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