

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: 07/14/2023
Grantor(s): AARON DYSON, AN UNMARRIED MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR FAIRWAY INDEPENDENT MORTGAGE CORPORATION, ITS SUCCESSORS AND ASSIGNS

Original Principal: \$254,799.00
Recording Information: Instrument 202307041
Property County: Burnet
Property: (See Attached Exhibit "A")
Reported Address: 445 W VAUGHAN ST, BERTRAM, TX 78605

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 1st day of April, 2025
Time of Sale: 01:00 PM or within three hours thereafter.
Place of Sale: AT THE AREA ON THE EAST SIDE OF THE COURTHOUSE (OUTSIDE THE COUNTY CLERK'S OFFICE), OR IN INCLEMENT WEATHER THE EAST EAST HALLWAY INSIDE THE COURTHOUSE, OUTSIDE THE DOORWAY TO THE COUNTY CLERK'S OFFICE in Burnet County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Burnet County Commissioner's Court, at the area most recently designated by the Burnet 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 Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., 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. Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., 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): Kristopher Holub, Aarti Patel, Amy Ortiz, Dylan Ruiz, Violet Nunez, Daniel McQuade, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Thomas Gilbraith, C Jason Spence, Michelle Jones, Angela Zavala, Richard Zavala Jr., 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 Angela Zavala whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on Feb 6, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Burnet County Clerk and caused it to be posted at the location directed by the Burnet County Commissioners Court.

By: Angela Zavala

Exhibit "A"

BEING A 0.231 ACRE TRACT OR PARCEL OF LAND SITUATED IN BURNET COUNTY, TEXAS, BEING OUT AND A PART OF THE L. CABASOS SURVEY NO 3, KNOWN AS LOT 3, PARK ADDITION TO THE CITY OF BERTRAM, BURNET COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO MATTHEW S. LACEK IN A DEED RECORDED IN DOCUMENT NO. 202203552, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "EQUITY TRACT"), SAID 0.231 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND ON THE NORTHEAST RIGHT-OF-WAY LINE OF WEST VAUGHAN STREET FOR THE WEST CORNER OF A TRACT OF LAND CONVEYED TO DIANE MACLEOB IN A DEED RECORDED IN DOCUMENT NO. 201901949, OFFICIAL PUBLIC RECORDS, BURNET COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "MACLEOB TRACT"), BEING THE SOUTH CORNER AND POINT OF BEGINNING OF HEREIN DESCRIBED TRACT:

THENCE WITH THE SOUTHWEST LINE OF THIS TRACT AND THE NORTHEAST RIGHT-OF-WAY LINE OF THE WEST VAUGHAN STREET, NORTH 61 DEGREES 39' 58" WEST A DISTANCE OF 74.98 FEET TO AN IRON ROD FOUND FOR THE SOUTH CORNER OF A TRACT OF LAND CONVEYED TO DAVID OWENS IN A DEED RECORDED IN VOLUME 1135, PAGE 75, DEED RECORDS, BURNET COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "OWENS TRACT") AND FOR THE WEST CORNER OF THIS TRACT;

THENCE WITH THE NORTHWEST LINE OF THIS TRACT AND THE SOUTHEAST LINE OF THE OWENS TRACT, NORTH 27 DEGREES 05' 19" EAST A DISTANCE OF 133.47 FEET TO AN IRON ROD SET ON THE SOUTHWEST LINE OF A TRACT OF LAND CONVEYED TO MORRIS DARNELL IN A DEED RECORDED IN VOLUME 1149, PAGE 247, DEED RECORDS, BURNET COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "DARNELL TRACT") FOR THE NORTH CORNER OF THIS TRACT;

THENCE WITH THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST LINE OF THE DARNELL TRACT, SOUTH 62 DEGREES 22' 08" EAST A DISTANCE OF 75.00 FEET TO AN IRON ROD SET FOR THE NORTH CORNER OF THE MACLEOD TRACT, AND FOR THE WEST CORNER OF A TRACT OF LAND CONVEYED TO TRAN NHAN AND HIEN TD IN A DEED RECORDED IN DOCUMENT NO. 200910049, OFFICIAL PUBLIC RECORD, BURNET COUNTY, TEXAS, (HEREINAFTER REFERRED TO AS THE "NHAN TRACT", BEING THE EAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST LINE OF THE MACLEOD TRACT, SOUTH 27 DEGREES 06' 16" WEST A DISTANCE OF 134.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.231 ACRES OF LAND, MORE OR LESS.

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