

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**DEED OF TRUST INFORMATION:**

Date: 07/31/2017
Grantor(s): REYES TRES HINOJOSA III AND SHELBI-ANN ALEXIS HINOJOSA, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR HOMEBRIDGE FINANCIAL SERVICES, INC., ITS SUCCESSORS AND ASSIGNS
Original Principal: \$124,900.00
Recording Information: Book 1070 Page 821 Instrument 00002423
Property County: Hockley
Property: ALL OF LOT NINETY-TWO (92) OF THE SUNDOWN SUNSET ADDITION TO THE CITY OF SUNDOWN, HOCKLEY COUNTY, TEXAS, AS SHOWN BY PLAT RECORDED IN CABINET A, SLIDE 249, HOCKLEY COUNTY PLAT RECORDS.
Reported Address: 311 WEST 5TH STREET, SUNDOWN, TX 79372

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 July, 2019
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: AT THE NORTH DOOR OF THE COURTHOUSE in Hockley County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hockley County Commissioner's Court.
Substitute Trustee(s): Ronald Byrd, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act
Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Ronald Byrd, Michael Burns, Sammy Hooda, 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. Ronald Byrd, Michael Burns, Sammy Hooda, 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.

Very truly yours,

Bonial & Associates, P.C.

Ronald Byrd Trustee

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS
 On: Jun 10, 2019 at 10:57A

Amount 2.00

Jennifer Palermo
 Hockley County Clerk
 By
 Anna Garza, Deputy
 Hockley County



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.