

**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: 04/10/2019  
Grantor(s): ROBERT TOWNSEND AND ASHLEY N. CASEY, HUSBAND AND WIFE  
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. SOLELY AS NOMINEE FOR KELLER MORTGAGE, LLC DBA KELLER MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
Original Principal: \$147,283.00  
Recording Information: Instrument 1902101  
Property County: Brown  
Property: (See Attached Exhibit "A")  
Reported Address: 2204 DARTMORE 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 4th day of March, 2025  
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(s) is/are no longer the area(s) designated by the Brown County Commissioner's Court, 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

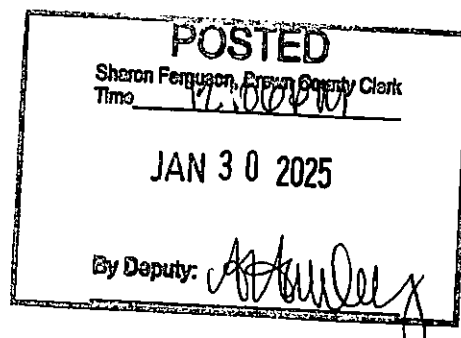
WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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. Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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):** Alexis Mendoza, Kevin Key, Jay Jacobs, Kim Anderson, Ron Anderson, Ramiro Cuevas, Kristopher Holub, Dylan Ruiz, 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 Eilaura Ortega Smith whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 01/30/2025 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: Eilaura Ortega Smith

**Exhibit "A"**

0.307 ACRES OF LAND BEING ALL OF LOT 12 AND THE NORTHWEST 45.5' OF LOT 13, BLOCK 2, CHELTENHAM SUBDIVISION IN BROWNWOOD, BROWN COUNTY, TEXAS, AND BEING THE SAME LAND AS DESCRIBED IN INSTRUMENT #1806103, OFFICIAL PUBLIC RECORDS, BROWN COUNTY, TEXAS.

BEGINNING AT A 1/2" IRON PIN FOUND IN THE NORTHEAST LINE OF DARTMORE STREET FOR THE NORTHWEST CORNER OF LOT 12 AND THE SOUTHWEST CORNER OF LOT 11 BLOCK 2 CHELTENHAM SUBDIVISION;

THENCE N 57 DEGREES 11'10" E A DISTANCE OF 97.62' TO A 5/8" IRON PIN FOUND FOR THE NORTHEAST CORNER OF LOT 12 AND THE SOUTHEAST CORNER OF LOT 11 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 31 DEGREES 07'25" E PASSING THE SOUTHEAST CORNER OF LOT 12 AND NORTHEAST CORNER OF LOT 13 AT 91.04 AND CONTINUING A TOTAL DISTANCE OF 136.56' TO A 1/2" IRON PIN SET FOR THE SOUTHEAST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT #1806103 AND BEING THE SOUTHEAST CORNER OF THIS TRACT;

THENCE S 57 DEGREES 11'10" W A DISTANCE OF 98.28' TO A 1/2" IRON PIN SET IN THE NORTHEAST LINE OF DARTMORE STREET AND THE SOUTHWEST LINE OF BLOCK 2 FOR THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT #1806103 AND BEING THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 30 DEGREES 50'41" W WITH THE NORTHEAST LINE OF DARTMORE STREET AND THE SOUTHWEST LINE OF BLOCK 2 PASSING THE SOUTHWEST CORNER OF LOT 12 AND THE NORTHWEST CORNER OF LOT 13 AND 45.53' AND CONTINUING A TOTAL DISTANCE OF 136.58' TO A 1/2" TO THE PLACE OF BEGINNING AND CONTAINING 0.307 ACRES OF LAND. (SEE ATTACHED PLAT B-275L, BEARINGS BASED ON G.P.S. NAD 1983 COORDINATES).

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

