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:	09/10/2021
Grantor(s):	DALLAS DON COPPEDGE,AN UNMARRIED MAN
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INTERLINC MORTGAGE SERVICES, LLC, ITS SUCCESSORS AND ASSIGNS
Original Principal:	$220,924.00
Recording Information:	Instrument 202107212
Property County:	Upshur
Property:	(See Attached Exhibit "A")
Reported Address:	703 N MONTGOMERY ST, GILMER, TX 75644

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 3rd day of October, 2023
Time of Sale:	10:00 AM or within three hours thereafter.
Place of Sale:	THE NORTH ENTRY OF THE UPSHUR COUNTY COURTHOUSE in Upshur County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Upshur County Commissioner's Court, at the area most recently designated by the Upshur 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 Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,, 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. Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,, 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.

FILED
TERRI ROSS
COUNTY CLERK
2023 JUL 27 AM 11:50
UPSHUR COUNTY, TX
BY _____ DEPUTY

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): Harriett Fletcher, Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Allan Johnston, Terri Worley or Lisa DeLong,, 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 Harriett Fletcher whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on July 27, 2023 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Upshur County Clerk and caused it to be posted at the location directed by the Upshur County Commissioners Court.

By: _____
Harriett Fletcher

Exhibit "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL BEING 0.332 ACRE OF LAND SITUATED IN THE CITY -OF GILMER, UPSHUR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN LOT 3 AND PART OF LOTS 2 AND 4, BLOCK L OF MITCHELL ADDITION TO SAID CITY AS RECORDED IN VOLUME 145, PAGE 409 OF THE DEED RECORDS OF SAID COUNTY; SAID 0.332 ACRE OF LAND TO BE MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE SOUTL1WEST CORNER OF THIS 0.332 ACRE TRACT IN THE WEST BOUNDARY LINE OF THE ABOVE REFERENCED LOT 2 AND BEING IN THE EAST RIGHT-OF-WAY LINE OF N. MONTGOMERY STREET;

THENCE NORTH 00`14`04" WEST WITH THE WEST BOUNDARY LINE OF SAID LOT 2 AND THE EAST RIGHT-OF-WAY LINE OF N. MONTGOMERY STREET AT A DISTANCE OF 22 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 2 AND THE SOUTHWEST CORNER OF THE ABOVE REFERENCED LOT 3 AND AT A DISTANCE OF 72.3 FEET PASSING THE NORTHWEST CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF THE ABOVE REFERENCED LOT 4 AND CONTINUING A TOTAL DISTANCE OF 85.26 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89`59`22" EAST, A DISTANCE OF 166.05 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE EAST BOUNDARY LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF CHEROKEE TRACE;

THENCE SOUTH 01`07`46" EAST WITH THE EAST BOUNDARY LINE OF SAID LOT 4 AND THE WEST RIGHT-OF-WAY LINE OF CHEROKEE TRACE AT A DISTANCE OF 13 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 4 AND THE NORTHEAST CORNER OF SAID LOT 3 AND AT A DISTANCE OF 66.2 FEET PASSING THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2 AND CONTINUING A TOTAL DISTANCE OF 88.25 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 88`59`42" WEST, A DISTANCE OF 167.47 FEET TO THE PLACE OF BEGINNING AND, CONTAINING 0.332 ACRE OF LAND, MORE OR LESS.

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