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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:	07/21/2023
Grantor(s):	ERIC CONRAD STELZEL AND BRIANA MICHELLE STELZEL, HUSBAND AND WIFE.
Original Mortgagee:	MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS BENEFICIARY, AS NOMINEE FOR THRIVE MORTGAGE, LLC., ITS SUCCESSORS AND ASSIGNS.
Original Principal:	$394,500.00
Recording Information:	Instrument 2023060490 ; re-recorded under Instrument 2023077447
Property County:	Williamson
Property:	(See Attached Exhibit "A")
Reported Address:	711 ALGERITA DR, GEORGETOWN, TX 78628

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

FILED
at 11:23 o'clock A M
NOV 05 2026
Nancy E. Rister
County Clerk, Williamson Co., TX

SALE INFORMATION:

Date of Sale:	Tuesday, the 5th day of January, 2027
Time of Sale:	10:00AM or within three hours thereafter.
Place of Sale:	AT THE NORTHEAST BASEMENT DOOR IN THE NEW ADDITION TO THE WILLIAMSON COUNTY JUSTICE CENTER in Williamson County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Williamson County Commissioner's Court, at the area most recently designated by the Williamson 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 Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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. Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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): Angela Zavala, Michelle Jones, Richard Zavala, Jr or Taylor Grantham, Braden Barnes or Jamie E. Silver or Meagan Vlasak or Arthur Demske, 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 November 5, 2026 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Williamson County Clerk and caused it to be posted at the location directed by the Williamson County Commissioners Court.

By: Angela Zavala

Exhibit "A"

LOT 19A, BLOCK A, AMENDED PLAT OF LOTS 19-21, BLOCK A, REPLAT OF LOTS 17-32, BLOCK A, BRIARWOOD SECTION FOUR, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 2010078884, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

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