

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: 01/09/2019
Grantor(s): STEVEN BETHKE, A SINGLE MAN
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CMG MORTGAGE, INC. DBA CMG FINANCIAL, ITS SUCCESSORS AND ASSIGNS
Original Principal: \$167,902.00
Recording Information: Instrument 2019002207 ; re-recorded under Instrument 2020022409
Property County: Williamson
Property: (See Attached Exhibit "A")
Reported Address: 200 W TOMLINSON ST, FLORENCE, TX 76527-4798

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 9:45 o'clock A M

JUL 23 2026

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of October, 2026
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.

Nancy E. Ruter
 County Clerk, Williamson Co., TX

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 Auction.com, LLC, 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. Auction.com, LLC, 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): Auction.com, LLC, 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 July 23, 2024 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"

BEING A 0.429 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THE M. J. WELLS SURVEY, ABSTRACT NO. 646 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF LOT 1, BLOCK L, REVISED MAP OF THE TOWN OF FLORENCE, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 214, PLAT RECORDS, WILLIAMSON COUNTY, TEXAS. SAID 0.429 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A-1", ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

THE COMPANY IS PROHIBITED FROM INSURING THE AREA OR QUANTITY OF THE LAND DESCRIBED HEREIN. THEREFORE, THE COMPANY DOES NOT REPRESENT THAT THE ACREAGE OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT AND REFERENCES TO THE QUANTITY ARE FOR INFORMATIONAL PURPOSES ONLY.

BEING A 0.429 ACRE TRACT OF LAND SITUATED IN THE M. J. WELLS SURVEY, ABSTRACT NO. 646, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 0.43 ACRE TRACT OF LAND (EXHIBIT "A") DESCRIBED IN AN ASSUMPTION WARRANTY DEED FROM MICHAEL HARRELL TO TRACI ANN HARRELL DATED AUGUST 10, 1992 AND BEING OF RECORD IN VOLUME 2198, PAGE 801, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF THE SAID 0.43 ACRE TRACT; SAID 1/2" IRON ROD FOUND BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WEST TOMLINSON AND THE WEST RIGHT-OF-WAY LINE OF WEST AVENUE;

THENCE S 18 DEG 14' 00" E 144.09 FEET (CALLS 143.20 FEET) WITH THE EAST BOUNDARY LINE OF THE SAID 0.43 ACRE TRACT AND WITH THE SAID WEST RIGHT-OF-WAY LINE TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE SAID 0.43 ACRE TRACT FOR CORNER;

THENCE S 71 DEG 42' 02" W (CALLS S 71 DEG 07' W) 130.19 FEET (CALLS 130.0 FEET) WITH THE SOUTH BOUNDARY LINE OF THE SAID 0.43 ACRE TRACT AND DEPARTING FROM THE SAID WEST RIGHT-OF-WAY LINE TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF THE SAID 0.43 ACRE TRACT FOR CORNER;

THENCE N 18 DEG 04' 22" W (CALLS N 18 DEG 14' W) 143.20 FEET WITH THE WEST BOUNDARY LINE OF THE SAID 0.43 ACRE TRACT TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF THE SAID 0.43 ACRE TRACT FOR CORNER;

THENCE N 71 DEG 18' 34" E (CALLS N 71 DEG 07' E) 129.80 FEET (CALLS 130.0 FEET) WITH THE NORTH BOUNDARY LINE OF THE SAID 0.43 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.429 ACRES OF LAND.

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