

**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:** 01/22/2019  
**Grantor(s):** SHARON L VENGLAR AND JONATHAN R VENGLAR, WIFE AND HUSBAND  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CASTLE & COOKE MORTGAGE, LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$157,102.00  
**Recording Information:** Instrument 124814  
**Property County:** DeWitt  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 508 N HUNT STREET, CUERO, TX 77954

**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 7th day of October, 2025  
**Time of Sale:** 12:00PM or within three hours thereafter.  
**Place of Sale:** AT PATIO AREA IN FRONT OF THE WEST DOOR OF THE DEWITT COUNTY COURTHOUSE BUILDING FACING GONZALES STREET, 307 N. GONZALES in DeWitt County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the DeWitt County Commissioner's Court, at the area most recently designated by the DeWitt 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 Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Daniel McQuade, Auction.com LLC, 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. Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Daniel McQuade, Auction.com LLC, 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 for Record**

This, the 14th day of Aug. 2025  
at 1:05 o'clock P M

**NATALIE CARSON, COUNTY CLERK OF**

DeWitt County, Texas

Brandi Reyes  
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):** Jo Woolsey, Bob Frisch, Arnold Mendoza, Sandra Mendoza, Jodi Steen, Janice Stoner, Daniel McQuade, Auction.com LLC, 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 JANICE STONER whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on AUGUST 14, 2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the DeWitt County Clerk and caused it to be posted at the location directed by the DeWitt County Commissioners Court.

By: Janice Stoner

Exhibit "A"

BEING A 0.11 ACRE TRACT OF LAND BEING A PART OF LOT 4 AND A PART OF LOT 5, BLOCK 109 OF THE CITY OF CUERO, RECORDED IN VOLUME 75, PAGE 400 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT CONVEYED IN A WARRANTY DEED DATED NOVEMBER 8, 2007 FROM DENNIS FREEMAN AND WIFE KAREN FREEMAN TO JOHNNY CARISALEZ AND LOIS A. BELTRAN, RECORDED IN VOLUME 239, PAGE 677 OF THE OFFICIAL RECORDS OF DEWITT COUNTY, TEXAS, SAID 0.11 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH STEEL ROD SET, WITH YELLOW CAP STAMPED URBAN SURVEYING INC., IN THE SOUTHWEST RIGHT-OF-WAY LINE OF FRENCH STREET, IN THE NORTHEAST LINE OF SAID LOT 4, FOR THE EAST CORNER OF A CERTAIN TRACT CONVEYED IN A DEED TO BARRY F. COPENHAVER AND JUDY J. COPENHAVER, RECORDED IN VOLUME 372, PAGE 395 OF THE DEED RECORDS OF SAID COUNTY, FOR THE NORTH CORNER OF SAID CARISALEZ ET AL TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID LOT 4 AND SAID LOT 5, SOUTH 65 DEGREES 30'00" EAST, A DISTANCE OF 75.00 FEET TO A 5/8 INCH STEEL ROD SET, WITH YELLOW CAP, FOR THE INTERSECTION OF THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID FRENCH STREET AND THE NORTHWEST RIGHT-OF-WAY LINE OF HUNT STREET, FOR THE EAST CORNER OF SAID LOT 5, FOR THE EAST CORNER OF SAID CARISALEZ ET AL TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHEAST LINE OF AND LOT 5, SOUTH 24 DEGREES 30'00" WEST, A DISTANCE OF 62.00 FEET TO A 5/8 INCH STEEL ROD SET, WITH YELLOW CAP, IN THE NORTHWEST RIGHT-OF-WAY LINE OF SAID HUNT STREET, FOR THE EAST CORNER OF A CERTAIN TRACT CONVEYED IN A DEED TO FRESH START FELLOWSHIP, RECORDED IN VOLUME 370, PAGE 90 OF THE OFFICIAL RECORDS OF SAID COUNTY, FOR THE SOUTH CORNER OF SAID CARISALEZ ET AL TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHEAST LINE OF SAID FRESH START FELLOWSHIP TRACT, NORTH 65 DEGREES 30'00" WEST, A DISTANCE OF 75.00 FEET TO A 5/8 INCH STEEL ROD SET, WITH YELLOW CAP, IN THE SOUTHEAST LINE OF SAID COPENHAVER TRACT, FOR THE NORTH CORNER OF SAID FRESH START FELLOWSHIP TRACT, FOR THE WEST CORNER OF SAID CARISALEZ ET AL TRACT AND THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON LINE OF SAID COPENHAVER TRACT AND SAID CARISALEZ ET AL TRACT, NORTH 24 DEGREES 30'00" EAST, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING CONTAINING, WITHIN THESE METES AND BOUNDS 0.11 ACRE OF LAND MORE OR LESS.

BEARINGS ARE BASED ON BEARING OF RECORD IN VOLUME 75, PAGE 400 OF THE DEED RECORDS OF DEWITT COUNTY, TEXAS.

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