

Posted  
This 20<sup>th</sup> day of March 2025  
at 1:18 pm

**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:** 03/26/2020  
**Grantor(s):** ELIJAH FLORES AND AZAREL FLORES, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR INFINITY MORTGAGE HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$166,920.00  
**Recording Information:** Instrument 20-0591  
**Property County:** Deaf Smith  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 3582 FM 1058, HEREFORD, TX 79045-7442

**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 6th day of May, 2025  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** AT THE SOUTH, SECOND FLOOR ENTRANCE (BALCONY AREA) OF THE COURTHOUSE in Deaf Smith County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Deaf Smith County Commissioner's Court, at the area most recently designated by the Deaf Smith 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 Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Charles Green, 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. Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Charles Green, 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):** Antonio Bazaldua, Jose A. Bazaldua, Ramiro Cuevas, Jonathan Schendel, Charles Green, 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 Jose A. Bazaldua whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3-20-2025 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Deaf Smith County Clerk and caused it to be posted at the location directed by the Deaf Smith County Commissioners Court.

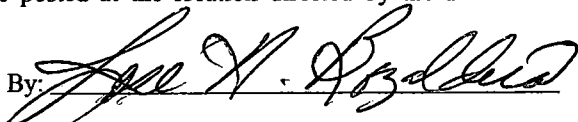
By: 

Exhibit "A"

A TRACT KNOWN AS THE WEST 184.32 FEET OF THE EAST 1032.94 FEET OF THE NORTH 417.42 FEET LYING SOUTH OF THE HIGHWAY IN THE NORTHEAST QUARTER OF SECTION NO 81, BLOCK K-3, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD, WHICH POINT IS 848.62 FEET WEST AND 60 FEET SOUTH OF THE NORTHEAST CORNER OF SURVEY OR SECTION NO. 81, BLOCK K-3;

THENCE WEST WITH SAID RIGHT-OF-WAY LINE 184.32 FEET TO A POINT;

THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SURVEY NO. 81, 417.42 FEET TO A POINT;

THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SURVEY NO. 81, 184.32 FEET TO A POINT;

THENCE NORTH PARALLEL WITH THE EAST FINE OF SAID SURVEY NO. 81, 417.42 FEET TO THE PLACE OF BEGINNING.

SAVE AND EXCEPT THEREFROM THE WEST 7.5 FEET OF SAID 1.766 ACRE TRACT AS PER, BOUNDARY LINE AGREEMENT AND SPECIAL WARRANTY DEED FROM RODOLFO DOMINGUEZ TO CHARLES WAYNE DANLEY OF RECORD IN INSTRUMENT NO. 2019-00107 OFFICIAL PUBLIC RECORDS OF DEAF SMITH COUNTY, TEXAS.

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