

FILED FOR RECORD
 AT 2:05 O'CLOCK P M
 MAR 12 2026
 KARREN WINTER, COUNTY CLERK
 ARCHER COUNTY, TEXAS

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: 11/22/2023
Grantor(s): JACOB PETERS AND TRACY PETERS, HUSBAND AND WIFE
Original Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WALLICK AND VOLK, INC., ITS SUCCESSORS AND ASSIGNS.
Original Principal: \$112,621.00
Recording Information: Instrument 158046
Property County: Archer
Property: (See Attached Exhibit "A")
Reported Address: 14785 FM 172, Scotland, TX 76379

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: DATA MORTGAGE INC., DBA ESSEX MORTGAGE

Mortgage Servicer: Data Mortgage, Inc. d.b.a. Essex Mortgage
Current Beneficiary: DATA MORTGAGE INC., DBA ESSEX MORTGAGE

Mortgage Servicer Address: 1417 N. Magnolia Ave, Ocala, FL 34475

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2026
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: NORTH DOOR OF THE COURTHOUSE ANNEX BUILDING OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE in Archer County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Archer County Commissioner's Court, at the area most recently designated by the Archer 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 Lynne Holiday or Ryan Holiday, Braden Barnes 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. Lynne Holiday or Ryan Holiday, Braden Barnes 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): Lynne Holiday or Ryan Holiday, Braden Barnes 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 Lynne Holiday whose address is 14841 Dallas Parkway, Suite 350, Dallas, TX 75254. I declare under penalty of perjury that on 3/12/26 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Archer County Clerk and caused it to be posted at the location directed by the Archer County Commissioners Court.

By: Lynne Holiday

Exhibit "A"

FIELD NOTES OF 1.02 ACRES OUT OF LOT 24, BLOCK 3, CLARK & PLUMB SUBDIVISION, ARCHER COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT AN IRON ROD SET IN THE SOUTH LINE OF F.M. HIGHWAY 172 AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JOHN WALDEN YAUGER BY DEED RECORDED IN VOLUME 55, PAGE 614, PROBATE RECORDS OF ARCHER COUNTY, SAID IRON ROD BEING S 00 DEGREES 28' 57" W 40.4 FEET AND N 89° 31' 03" W 2229.7 FEET FROM THE NORTHWEST CORNER OF SAID LOT 24, FOR THE NORTHWEST CORNER OF THIS TRACT;
THENCE S 89 DEGREES 31' 04" E, WITH THE SOUTH LINE OF F.M. HIGHWAY 172 A DISTANCE OF 111.58 FEET TO AN IRON ROD SET AT THE MOST NORTHERLY NORTHWEST CORNER OF A SECOND TRACT OF LAND CONVEYED TO JOHN WALDEN YAUGER BY DEED RECORDED IN VOLUME 675, PAGE 423, OFFICIAL PUBLIC RECORDS OF ARCHER COUNTY, FOR THE NORTHEAST CORNER OF THIS TRACT;
THENCE S 00 DEGREES 18' 30" W, WITH THE WEST LINE OF SAID SECOND YAUGER TRACT AT 10.9 FEET PASS A 4" WOOD FENCE CORNER, AND CONTINUING ON THE SAME COURSE, GENERALLY WITH A FENCE, A TOTAL DISTANCE OF 398.62 FEET TO AN IRON ROD SET AT AN ELL CORNER OF SAID SECOND YAUGER TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;
THENCE N 89 DEGREES 33' 33" W, WITH THE NORTH LINE OF SAID SECOND YAUGER TRACT, GENERALLY WITH A FENCE, A DISTANCE OF 111.37 FEET TO AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID FIRST YAUGER TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;
THENCE N 00 DEGREES 16' 41" E, WITH THE EAST LINE OF SAID FIRST YAUGER TRACT, GENERALLY WITH A FENCE, AT 389.1 FEET PASS A 6" WOOD FENCE CORNER, AND CONTINUING ON THE SAME COURSE A TOTAL DISTANCE OF 398.70 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.02 ACRES OF LAND.

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