

**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: **May 24, 1989**

Grantor(s): **Clarence Robinson, Jr.**

Original Mortgagee: **United States of America, acting through the Farmers Home Administration, United States Department of Agriculture**

Original Principal: **\$22,400.00**

Recording Information: **Instrument Number 2287**

Property County: **Hopkins**

Property: **All that certain lot, tract or parcel of land situated in the City of Sulphur Springs, Hopkins County, Texas, about one-half mile Southeast from the Public Square of the City, being a part of the M.A. Bowlin Survey, Abst. No. 39, and being Lot No. 21, in Block No. 7 of a subdivision of a part of a tract of land conveyed by Amanda Davis to W.A. Smith by deed dated December 22, 1896, of record in Vol. 28, Page 284. Deed Records of Hopkins County, Texas, and described by metes and bounds as follows to-wit: Beginning at a stake in the South edge of Beckham Street and the East side of Beckworth Street, the same being the NW corner of said Lot No. 21; Thence East with the South edge of Beckham Street 100 feet to a stake the NE corner of said Lot No. 21, and the NW corner of Lot No. 23; Thence South 60 feet to a stake, the NE corner of Lot No. 20; Thence West with the NB line of Lot No. 20, 100 feet to a stake in the East edge of Beckworth Street, the NW corner of Lot No. 20; Thence North with the East edge of Beckworth Street, 60 feet to the place of beginning. Being the same land shown as Lot 21 in plat filed of record for purposes of lot line change, approved by the City Commission of Sulphur Springs, Texas on October 23, 1980, and of record in Vol. 5, Page 83, of the Plat Records of Hopkins County, Texas. Being the same land described in Deed from Jones Roberts to Wanda G. Lindley, dated 9/24/1982, recorded in Vol. 424, Page 415, Deed Records, Hopkins County, Texas.**

Property Address: **317 W. Beckham Street  
Sulphur Springs, TX 75482**

**MORTGAGE SERVICING INFORMATION:**

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

Current Mortgagee: **USDA Rural Development**  
Mortgage Servicer: **USDA Rural Development**

PLG File Number: 19-008992-1

FILED FOR RECORD  
HOPKINS COUNTY, TEXAS  
2019 OCT 31 P 2:50  
TRACY SMITH  
COUNTY CLERK  
DEPUTY

Mortgage Servicer **4300 Goodfellow Blvd**  
Address: **Bldg. 105F, FC 215**  
**St. Louis, MO 63120**

**SALE INFORMATION:**

Date of Sale: **December 3, 2019**  
Time of Sale: **1:00 pm or within three hours thereafter.**  
Place of Sale: **The southwest entrance door to the first floor of the Courthouse or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court.**  
Substitute Trustee: **Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic or Alexander Wolfe, any to act**  
Substitute Trustee Address: **5501 East LBJ Frwy, Ste. 925 Dallas, TX 75240**

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 are declared immediately due and payable.

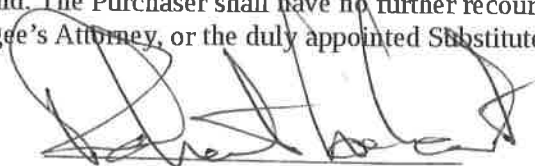
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic or Alexander Wolfe, any to act, have been appointed as Substitute Trustees and authorized by the Mortgage Servicer to enforce the power of sale granted in the Deed of Trust; 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 is hereby accelerated, and all sums secured by the Deed of Trust are declared to be immediately due and payable.
2. Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic or Alexander Wolfe, 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 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 imposed by the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for the 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 sold "AS-IS", purchaser's 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 interest 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.
5. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group



Substitute Trustee, Robert LaMont 10-31-19

PLG File Number: 19-008992-1

6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 33213  
(850) 422-2520