

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

2019-49

FILED FOR RECORD  
AT 1:23 O'CLOCK P.M.

MAY 02 2019

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS  
BY: [Signature] DEPUTY

**DEED OF TRUST INFORMATION:**

**Date:** 03/05/1999  
**Grantor(s):** GEORGE M. WESTOVER AND TERRISSA L. WESTOVER  
**Original Mortgagee:** FIRST GUARANTY MORTGAGE CORPORATION  
**Original Principal:** \$84,867.00  
**Recording Information:** Book 1435 Page 312 Instrument 001771  
**Property County:** Navarro  
**Property:**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE W.M. ROBERTS SURVEY ABSTRACT 676, NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.058 ACRE TRACT OF LAND RECORDED IN VOLUME 1071, PAGE 849 AND BEING A PORTION OF A CALLED 13.053 ACRE TRACT OF LAND RECORDED IN VOLUME 1372, PAGE 86 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.  
BEGINNING ON A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT AND THE ABOVE MENTIONED 13.053 ACRE TRACT LOCATED ON THE SOUTH LINE OF A PUBLIC ROAD;  
THENCE S30 DEGREES 14' 56"E 1734.94 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;  
THENCE S65 DEGREES 25' 06"W 139.18 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;  
THENCE S25 DEGREES 40' 35"E 657.15 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT LOCATED ON THE NORTH LINE OF F.M. HIGHWAY NO. 416;  
THENCE WITH SAID NORTH LINE S82 DEGREES 38' 58"W 212.22 FEET TO A FOUND 1/2" IRON ROD FOR THE SOUTHWEST CORNER OF THIS TRACT;  
THENCE N30 DEGREES 24' 33"W 1801.39 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;  
THENCE N59 DEGREES 35' 27"E 198.69 FEET TO A FOUND 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT;  
THENCE N30 DEGREES 18' 19"W 492.51 FEET TO A SET 1/2" IRON ROD FOR THE NORTHWEST CORNER OF THIS TRACT LOCATED ON THE SOUTH LINE OF SAID PUBLIC ROAD;  
THENCE WITH SAID SOUTH LINE N59 DEGREES 58' 46"E 193.22 FEET TO THE PLACE OF BEGINNING AND CONTAINING 16.36 ACRES OF LAND.

**Reported Address:** 8011 FM 416, STREETMAN, TX 75859

**MORTGAGE SERVICING INFORMATION:**

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

**Current Mortgagee:** U.S. Bank National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 2nd day of July, 2019  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

**Substitute Trustee(s):** Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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;

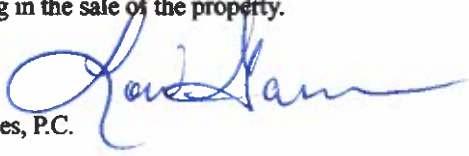
NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

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. Lori Garner, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Ronnie Hubbard, Ramiro Cuevas, Aurora Campos, Jonathan Harrison, Shawn Schiller, Patrick Zwiers, Dana Kamin, Lisa Bruno, Michael Burns, Sammy Hooda, or Suzanne Suarez, 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.

Very truly yours,



Bonial & Associates, P.C.

**AFFIDAVIT OF POSTING**

THE STATE OF TEXAS

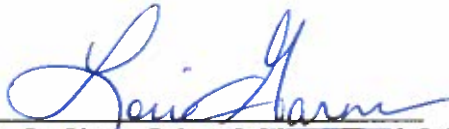
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COUNTY OF NAVARRO

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Pursuant to the applicable provisions of Texas law, I, Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Sammy Hooda, or Suzanne Suarez on the 2nd day of May, 2019, on behalf of and at the specific instruction and request of U.S. Bank National Association did file a Notice of Trustees Sale with the County Clerk of Navarro County, Texas and did post a like Notice at the designated location at the Courthouse of Navarro County, Texas. The land described in the Notice of Trustee's Sale is located in Navarro County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 5-2, 2019

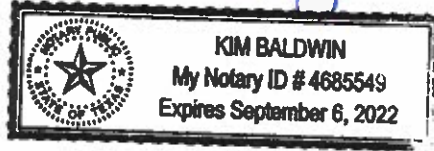


~~Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Sammy Hooda, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared ~~Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Sammy Hooda, or Suzanne Suarez~~ who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 2nd day of May, 2019.

  
Notary Public in and for the State of Texas



My commission expires: 9-6-2022

**Exhibit "A"**

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WM. ROBERTS SURVEY ABSTRACT 676, NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 13.058 ACRE TRACT OF LAND RECORDED IN VOLUME 1071, PAGE 849 AND BEING A PORTION OF A CALLED 13.053 ACRE TRACT OF LAND RECORDED IN VOLUME 1372, PAGE 86 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

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**Return to:** Bonial & Associates, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254