

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: February 22, 1989

Grantor(s): Billy R. Sprouse, Sharon R. Sprouse

Original Mortgagee: Farmers Home Administration, United States Department of Agriculture

Original Principal: \$32,400.00

Recording Information: Book 75, Page 83

Property County: Lamar

Property: Situated about 7 miles North 81 Deg. East of the City of Paris County of Lamar and State of Texas, a part of the H.L. Williams Survey #1002 and being a part of Lot 1 of the Pine Mill Meadows Subdivision being duly recorded in the Plat Records of said County and State and also being a part of a 1.023 acre tract of land conveyed Garland Lamb by deed recorded in Vol. 652, Page 135, of the Deed Records of said County and State.

BEGINNING at an iron pin for corner in the South Boundary Line of a County Road at the Northwest corner of said Lamb tract of land, said point being South 84 Deg. West a distance of 220 ft. from the Northeast corner of said lot 1.

THENCE NORTH 84 Deg. East along the South Boundary Line of said County Road a distance of 110 ft. to an iron pin for corner;

THENCE SOUTH 0 Deg. 30 Min. East a distance of 203.5 ft. to an iron pin for corner in the South Boundary Line of said Lot 1 and said Lamb tract of land, said point being South 89 Deg. 45 Min. West a distance of 109.5 ft. from the Southeast corner of said Lot 1 and said Lamb tract;

THENCE SOUTH 89 Deg. 45 Min. West a distance of 109.5 ft. to an iron pin for corner at the Southwest corner of said Lamb tract of land;

THENCE NORTH 0 Deg. 30 Min. West a distance of 192.5 ft. to the place of beginning and containing 0.498 acres of land.

Property Address: 4548 County Road 42600
RR 9 Box 384-X
Paris, TX 75460

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: 19-009080-1

RECEIVED BY
LAMAR COUNTY CLERKS OFFICE
ON THIS THE 14th DAY OF Oct, 2019

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

SALE INFORMATION:

Date of Sale: **November 5, 2019**
Time of Sale: **1:00 pm or within three hours thereafter.**
Place of Sale: **The east foyer, just inside the first floor east entrance to the Lamar County Courthouse at 119 North Main Street, Paris, Lamar County 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, 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, 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, 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
6267 Old Water Oak Road
Suite 203
Tallahassee, FL 33213
(850) 422-2520



Substitute Trustee Robert Lamont
10-14-19