

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.

FILED FOR RECORD
At 1:35 O'clock P.M.

DEED OF TRUST INFORMATION:

DEC 30 2019

Date: February 9, 2012
Grantor(s): Laquin Gaspie
Original Mortgagee: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture
Original Principal: \$91,000.00
Recording Information: Book 254, Page 900
Property County: Franklin
Property: Being a lot, tract, or parcel of land situated in the W.S. Keith Survey, Abstract No. 270, Franklin County, Texas, and being part of that certain tract of land conveyed from Joe Hall et al to Minnie Laughton, by Warranty Deed, as recorded in Volume 049, Page 390, Real Property Records, Franklin County, Texas, and also being part of Lot No. 7, all of Lot No. 6, and part of Lot No. 5, Block No. 4, Martin Addition, an addition to the City of Mt. Vernon, Franklin County, Texas, as recorded in Volume W, Page 324, Deed Records, Franklin County, Texas, and being more particularly described by metes and bounds as follows:

BETTY CRANE, COUNTY CLERK
FRANKLIN COUNTY, TEXAS
DEPUTY

BEGINNING at a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) in the West line of said Laughton tract, in the East line of Live Oak Street, and the West line of said Lot No. 7, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Northwest corner of said Laughton tract, and the Southwest corner of a tract of land conveyed to Leon Waters, by Warranty Deed, as recorded in Volume 069, Page 250, Deed Records, Franklin County, Texas, bears North 08 Degrees 00 Minutes 00 Seconds East, a distance of 15.01 feet, and a 1/2 inch iron rod found, bears North 08 Degrees 00 Minutes 00 Seconds East, a distance of 444.29 feet;
THENCE, South 82 Degrees 18 Minutes 54 Seconds East, a distance of 121.75 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) in the East line of said Laughton tract, in the West line of a 20 foot wide alley per recorded plat, and the East line of said Lot No. 7, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) at the Northeast corner of said Laughton tract, and the Southeast corner of said Waters tract, bears North 08 Degrees 00 Minutes 00 Seconds East, a distance of 14.34 feet, and a 1/2 inch iron rod found, bears North 08 Degrees 00 Minutes 00 Seconds East, a distance of 467.64 feet, and a 3/8 inch iron pipe found, bears North 08 Degrees 00 Minutes 00 Seconds East, a distance of 467.64 feet, and North 86 Degrees 56 Minutes 08 Seconds East, a distance of 20.26 feet;
THENCE, South 08 Degrees 00 Minutes 00 Seconds West, with the East line of said Laughton tract, the East line of said Lot Nos. 7 thru 5, and the West line of

said alley, a distance of 120.66 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC), from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC.), bears South 08 Degrees 00 Minutes 00 Seconds West, a distance of 135.00 feet;

THENCE North 82 Degrees 00 Minutes 00 Seconds West, with a division line, a distance of 121.75 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC) in the West line of said Lot No. 5, the West line of said Laughton tract, and the East line of said Live Oak Street, from said point, a 1/2 inch iron rod set with a yellow plastic cap stamped (DCA INC), bears South 08 Degrees 00 Minutes 00 Seconds West, a distance of 135.00 feet;

THENCE, North 08 Degrees 00 Minutes 00 Seconds east, with the West line of said Laughton tract, the East line of said Live Oak Street, and the West line of said Lot Nos. 5 thru 7, a distance of 119.99 feet to the POINT OF BEGINNING and CONTAINING 14,649 square feet or 0.34 acres of land, more or less.

Property Address: 213 Live Oak Street
Mount Vernon, TX 75457

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: United States Department of Agriculture, Rural Housing Service
Mortgage Servicer: USDA Rural Development
Mortgage Servicer 4300 Goodfellow Blvd
Address: Bldg. 105E, FC 215
St. Louis, MO 63120

SALE INFORMATION:

Date of Sale: February 4, 2020
Time of Sale: 12:00 pm or within three hours thereafter.
Place of Sale: The south steps 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 Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard,
Trustee: Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, any to act
Substitute 5501 East LBJ Frwy, Ste. 925
Trustee Address: 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.

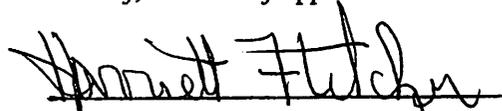
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic, any to act, have been appointed as Substitute Trustees and authorized by 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, 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
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Suite 203
Tallahassee, FL 33213
(850) 422-2520


Harriette Fletcher 12-30-19