

Notice of Substitute Trustee's Sale

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

Deed of Trust Date: October 18, 2004	Original Mortgagor/Grantor: MAURICE HAMPTON AND BARBARA HAMPTON
Original Beneficiary / Mortgagee: WALTER MORTGAGE COMPANY.	Current Beneficiary / Mortgagee: U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X
Recorded in: Volume: n/a Page: n/a Instrument No: 045161	Property County: HOUSTON
Mortgage Servicer: NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING	Mortgage Servicer's Address: 55 Beattie Place, Suite 110, MS#001, Greenville, SC 29601

* The mortgage servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Secures: Note in the original principal amount of \$40,000.00, executed by BARBARA HAMPTON; MAURICE HAMPTON and payable to the order of Lender.

Property Address/Mailing Address: 2006 CR 3395, CROCKETT, TX 75835

Legal Description of Property to be Sold: A TRACT OR PARCEL OF LAND CONTAINING 10.409 ACRES BEING A PART OF AND OUT OF A TRACT CALLED 71.73 ACRES AND FOUND BY RESURVEY TO CONTAIN 72.864 ACRES OF LAND IN THE DANIEL P. IRBY SURVEY, ABSTRACT 577 IN HOUSTON COUNTY, TEXAS AND BEING THE SAME LAND DESCRIBED IN DEED OF RECORD IN VOLUME 542, PAGE 347 OF THE HOUSTON COUNTY DEED RECORDS, SAID 10.409 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO-WIT:

BEGINNING AT A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND THE NORTHWEST CORNER OF LOT 5 IN THE SURVEY LINE BETWEEN THE SAMUEL HADDOX SURVEY, ABSTRACT 513 AND THE DANIEL P. IRBY SURVEY, ABSTRACT 577 SAME BEING NORTH 89 DEGREES 13 MINUTES 52 SECONDS WEST A DISTANCE OF 1856.53 FT. FROM AN IRON ROD FOUND AT THE NORTHEAST CORNER OF THE 72.804 ACRE TRACT AND THE NORTHEAST CORNER OF THE IRBY SURVEY;

THENCE SOUTH 00 DEGREES 06 MINUTES 59 SECONDS EAST 1106.53 FT. ALONG THE PARTITION LINE BETWEEN THIS TRACT AND LOT 5 TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THIS TRACT IN A FENCE ON THE NORTH LINE OF A COUNTY ROAD, SAME BEING IN THE SURVEY LINE BETWEEN THE IRBY SURVEY, ABSTRACT 577 AND THE HAGAN SURVEY, A-483;

THENCE SOUTH 67 DEGREES 16 MINUTES 59 SECONDS WEST 412.70 FT. ALONG SAID FENCE TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF LOT 3;

THENCE NORTH 00 DEGREES 09 MINUTES 05 SECONDS WEST 1271.03 FT. ALONG SAID PARTITION LINE BETWEEN THIS TRACT AND LOT 3 TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF THIS TRACT AND THE NORTHEAST CORNER OF LOT 3 IN THE SURVEY LINE BETWEEN THE HADDOX SURVEY AND IRBY SURVEY;



THENCE SOUTH 89 DEGREES 13 MINUTES 52 SECONDS EAST 381.83 FT. ALONG SAID SURVEY LINE TO THE PLACE OF BEGINNING AND CONTAINING 10.409 ACRES OF LAND..

Date of Sale: December 01, 2020

Earliest time Sale will begin: 1:00 PM

Place of sale of Property: THE EAST SIDE OF THE COURTHOUSE (IF WEATHER IS BAD THE FIRST FLOOR LOBBY OF COURTHOUSE)

OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X*, the owner and holder of the Note, has requested Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *U.S. BANK, N.A., AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO FIRST UNION NATIONAL BANK AS TRUSTEE, FOR MID-STATE TRUST X* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard whose address is 14800 Landmark Blvd., Suite 850, Dallas, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

Sharon St. Pierre 10/22/2020

SUBSTITUTE TRUSTEE

Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Trustee

c/o Robertson, Anschutz, Schneid & Crane LLC, 10700
Abbott's Bridge Road, Suite 170, Duluth, Georgia 30097; PH:
(470)321-7112