

**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:	July 29, 2011
Grantor(s):	Amanda R. Downs, a feme sole
Original Mortgagee:	United States of America acting through the Rural Housing Service or Successor agency, United States Department of Agriculture
Original Principal:	\$78,550.00
Recording Information:	Instrument No.: 1104755
Property County:	Houston
Property:	0.300 acre out of and a part of the HENRY MASTERS SURVEY, A-53, City of Crockett, Houston County, Texas and being part of Lot 15 of the C.L. HOOKS SUBDIVISION, recorded in Volume 1, Page 88 of the Houston County Plat Records, and also being the same land described in a Deed in Cancellation of Note from Tiffany Dawn Harrison to Pat Kelly recorded in Document No. 2517 of the Official Records of Houston County, which 0.300 acre more; Particularly described by metes and bounds as follows:

FILED  
 HOUSTON COUNTY  
 COUNTY CLERK  
 19 SEP - 9 PM 3: 00  
 TERMINAL A

BEGINNING on a 1/2 inch iron rod set for the North corner of this lot and being the North corner of the said Lot 15 and the West corner of Lot 14 and brig, in the North West line of the said C.L. HOOKS SUBDIVISION and being, in the South East line of CRESTWOOD ADDITION to the City of Crockett;

THENCE S 38 deg. 24` 19" E 184.89 feet to corner in a power pole for corner, same being; the South corner said Lot 14 and being in the North West line of Charles Street and found 3/8 inch iron rod for reference corner S 42 deg. 48` 55" E 1.99 feet;

THENCE S 46 deg. 14` 00" W with the North West line of the said Charles Street 60.0 feet to a 1/2 inch iron rod set for corner, same being in the South East line of the said original Lot 15 and also being the East corner of Finis Mackey lot;

THENCE N 44 deg. 25` 41" W 191.15 feet to a found chain link fence corner post for corner, same being the North corner of the said Finis Mackey lot and also being on or near the North corner of Lot 16 and the West corner of the original Lot 15 and being on the North West line of the said HOOKS SUBDIVISION;

THENCE N 51 deg. 18` 01" E 79.85 feet to the place of beginning and containing 0.300 acre of land more or less.

Property Address: 113 Charles Street  
Crockett, TX 75835

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

**SALE INFORMATION:**

Date of Sale: October 1, 2019  
Time of Sale: 1:00 pm or within three hours thereafter.  
Place of Sale: The east side of the Courthouse (if weather is bad the first floor lobby of 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: Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard or Alexander Wolfe, any to act  
Substitute Trustee Address: 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston, Ronnie Hubbard 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

Sharon St. Pierre

Sharon St. Pierre 9-09-19