

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: **March 20, 1991**  
Grantor(s): **Ida B. Hooper**  
Original Mortgagee: **United States America, acting through the Farmers Home Administration, United States Department of Agriculture**  
Original Principal: **\$32,900.00**  
Recording Information: **Book 79, Page 397; re-recorded Book 81, Page 25**  
Property County: **San Augustine**  
Property:

**ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED ABOUT 3 MILES SOUTHEAST OF THE CITY OF SAN AUGUSTINE, SAN AUGUSTINE COUNTY, TEXAS, ON THE P. A. SUBLETT SURVEY, A-44 AND BEING THE SAME LAND DESCRIBED AS BEING A 0.500 ACRE TRACT IN A DEED BY SUBSTITUTE TRUSTEE FROM GERALD L. GREEN, TRUSTEE, TO THE UNITED STATES OF AMERICA, DATED DECEMBER 3, 1985, RECORDED IN VOLUME 251, PAGE 222 OF THE DEED RECORDS OF SAN AUGUSTINE COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON PIPE FOUND FOR CORNER NEAR A FENCE CORNER IN THE WEST MARGIN OF A COUNTY ROAD FROM WHICH A 26" B.J., FOUND MARKED "X", BEARS S 48 E, 17.5 FEET AND A 14" B.J., FOUND MARKED "X", BEARS N 14 E, 36.6 FEET, SAID BEGINNING CORNER BEING THE NORTH CORNER OF SAID 0.500 ACRE TRACT; THENCE S 32 28' 55" E, 243.14 FEET WITH THE NEBL OF SAID 0.500 ACRE TRACT AND THE WEST MARGIN OF SAID COUNTY ROAD TO A 1/2" IRON PIPE FOUND FOR CORNER AT A FENCE CORNER, SAID CORNER BEING THE SEC OF SAID 0.500 ACRE TRACT AND THE NEC OF A 0.279 ACRE TRACT DESCRIBED IN A DEED BY SUBSTITUTE TRUSTEE FROM GERALD L. GREEN, TRUSTEE, TO THE UNITED STATES OF AMERICA, DATED DECEMBER 5, 1989, RECORDED IN VOLUME 269, PAGE 796 OF THE DEED RECORDS OF SAN AUGUSTINE COUNTY, TEXAS; THENCE S 57 37' 00" W WITH THE SBL OF SAID 0.500 ACRE TRACT AND THE NBL OF SAID 0.279 ACRE TRACT, AT 135.69 FEET PASS THE NWC OF SAID 0.279 ACRE TRACT AND A TOTAL DISTANCE OF 179.57 FEET TO A 1/2" IRON ROD SET FOR CORNER AT A FENCE CORNER AT THE SWC OF SAID 0.500 ACRE TRACT; THENCE N 04 00' 00" E, 302.02 FEET WITH THE WBL OF SAID 0.500 ACRE TRACT TO THE PLACE OF BEGINNING, CONTAINING 0.50 ACRES.**

Property Address: **1856 FM 3483  
San Augustine, TX 75972**

**FILED FOR RECORD**  
*March 20th 23*  
AT 3:00 O'CLOCK PM  
MARGO NOBLE, COUNTY CLERK  
SAN AUGUSTINE COUNTY  
SAN AUGUSTINE, TEXAS  
BY Haley Johnson  
DEPUTY

PLG File Number: 22-011802-1

**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. 105F, FC 215**  
**St. Louis, MO 63120**

**SALE INFORMATION:**

Date of Sale: **July 5, 2023**  
Time of Sale: **1:00 PM or within three hours thereafter.**  
Place of Sale: **THE STRIPLING PAVILION ON THE COURTHOUSE SQUARE IN SAN AUGUSTINE, TX OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE.**  
Substitute Trustee: **Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Michael J. Burns, any to act**  
Substitute Trustee Address: **546 Silicon Dr., Suite 103 Southlake, TX 76092**  
**TXAttorney@PadgettLawGroup.com**

**APPOINTMENT OF SUBSTITUTE TRUSTEE:**

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

The undersigned is the attorney for the mortgagee and/or mortgage servicer, and in such capacity does hereby remove the original trustee and all successor substitute trustees under the above-described Deed of Trust and appoints in their place Robert LaMont, Sharon St. Pierre, Sheryl LaMont, Allan Johnston or Ronnie Hubbard, Michael J. Burns, any to act, whose address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092 as Substitute Trustee, who shall hereafter exercise all powers and duties to set aside the said original trustee under said Deed of Trust, and further does hereby request, authorize, and instruct said Substitute Trustees to conduct and direct the execution of remedies set aside to the beneficiary therein.

WHEREAS, the above-named Grantor(s) 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 under said Deed of Trust has been hereby removed and the herein described Substitute Trustees, 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. The herein appointed Substitute Trustees, 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.

AS

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Michael J. Burns

**CERTIFICATE OF POSTING**

My name is Sheryl La Mont, and my address is c/o Padgett Law Group, 546 Silicon Dr., Suite 103, Southlake, TX 76092. I declare under penalty of perjury that on March 9, 2023, I filed at the office of the San Augustine County Clerk to be posted at the San Augustine County courthouse this notice of sale.

Sheryl LaMont  
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Declarant's Name: Sheryl La Mont

Date: March 9, 2023

Padgett Law Group  
546 Silicon Dr., Suite 103  
Southlake, TX 76092  
TXAttorney@PadgettLawGroup.com  
(850) 422-2520