

21-006 FC

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  
SHELBY COUNTY, TEXAS  
2021 APR 29 PM 3: 35  
JENNIFER L. FOUNTAIN  
COUNTY CLERK  
BY JD DEPUTY

DEED OF TRUST INFORMATION:

Date: April 4, 2002  
Grantor(s): Jerry Hudspeth and Jennifer Hudspeth  
Original Mortgage: Mid-State Trust VIII and Jim Walter Homes, Inc.  
Original Principal: \$30,000.00  
Recording Information: Book 937, Page 913  
Property County: Shelby

Property: A 2.00 acre tract of land in John Perry Green's 44.76 acre tract, V-730, P-890, Deed Records in the Jeremiah Bowlin Survey, Abstract Number 49, Shelby County, Texas, and being more particularly described as follows:  
BEGIN at an iron pipe at the intersection of the North line of the T. & N.O. Railroad right of way line with the East line of a county road for the Southwest corners of the said 44.76 acre tract and the herein described 2.00 acre tract; THENCE N 84 deg. 50' 20" E 420.00 feet with an existing fence line on the said North right of way line of the T. & N.O. Railroad to a point for the Southeast corner of the herein described 2.00 acre tract of land; THENCE N 15 deg. 00' E 221.00 feet to a point for the Northeast corner of the herein described 2.00 acre tract of land; THENCE S 84 deg. 50' 20" W 420.00 feet to a point in the East line of the said county road for the Northwest corner of the herein described 2.00 acre tract of land; THENCE S 15 deg. 00' 00" W 221.00 feet with the said East line of the county road to the point of beginning containing 2.00 acres of land more or less.

Property Address: 193 County Road 4657  
Timpson, TX 75975

MORTGAGE SERVICING INFORMATION:

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

Current 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 VIII  
Mortgage Servicer: Shellpoint Mortgage Servicing  
Mortgage Servicer Address: 55 Beatie Place, Suite 100 MS 561  
Greenville, SC 29601

SALE INFORMATION:

Date of Sale: June 1, 2021  
Time of Sale: 1:00 pm or within three hours thereafter.

PLG File Number: 20-030629-2

Place of Sale: The area within a radius of 100 feet of the southeastern door of the house provided for the holding of the District Court in the city of Center, in Shelby County, TX or, if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court. Shelby County Courthouse, 200 San Augustine, Center, TX 75935

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 Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, or Cheyenne Zokaia, 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. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Beatrice Carrillo, John Mccarthy, Kevin Mccarthy, Zach Mccarthy, or Cheyenne Zokaia, 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 Mortgagee, the Mortgagee, the Mortgagee's Attorney, or the duly appointed Substitute Trustee.

Padgett Law Group  
6267 Old Water Oak Road  
Suite 203  
Tallahassee, FL 32313  
(850) 422-2520

WITNESS MY HAND this 29th day of April, 2021.

Sheryl LaMont

Sheryl La Mont, Robert La Mont, David Sims,  
Allan Johnston, Ronnie Hubbard, or Cheyenne  
Zokaie