

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**FILED FOR RECORD  
HOPKINS COUNTY, TEXAS**

**2018 NOV 29 A 11:42**

**DEBBIE SHIRLEY  
COUNTY CLERK**

**DEED OF TRUST INFORMATION:**

**Date:** 10/30/2014  
**Grantor(s):** JACQUE FOSTER, A SINGLE WOMAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR EVERETT FINANCIAL, INC. D/B/A SUPREME LENDING, A TEXAS CORPORATION, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$73,641.00  
**Recording Information:** Instrument 2014-5645  
**Property County:** Hopkins  
**Property:**

BY \_\_\_\_\_ DEPUTY

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN G. PROCELLO SURVEY, A-731, LOCATED ABOUT 9 MILES S 53 DEG E FROM THE CITY OF SULPHUR SPRINGS HOPKINS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 5.96 ACRES DESCRIBED IN A DEED FROM LESTER PAUL FLORA SR. AND WIFE, CAROLYN FLORA TO JOSE PEREZ AND WIFE, ANGELITA PEREZ, DATED SEPTEMBER 11, 2003, RECORDED IN VOL. 454, PAGE 747, OFFICIAL PUBLIC RECORDS OF HOPKINS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" REBAR SET ON THE NORTH EAST CORNER OF SAID 5.96 ACRE TRACT, BEING ON THE SOUTH EAST CORNER OF A 2.166 ACRE TRACT DESCRIBED IN A DEED TO CINDY TAWIL, DATED MARCH 14, 2014, RECORDED IN VOL. 883, PAGE 897, OFFICIAL PUBLIC RECORDS, BEING ON THE SOUTH WEST CORNER OF A 1.49 ACRE TRACT DESCRIBED IN A DEED TO KENNETH EARL HOPPER AND WIFE, LINDA PONDER HOPPER, DATED OCTOBER 29, 1965, RECORDED IN VOL. 296, PAGE 653, DEED RECORDS, AND BEING ON THE NORTH WEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO KENNETH E. HOPPER AND WIFE, LINDA J. HOPPER, DATED NOVEMBER 12, 1993, RECORDED IN VOL. 166, PAGE 765, REAL PROPERTY RECORDS;

THENCE S 0 DEG 15' 04" W ALONG THE EAST BOUNDARY LINE OF SAID 5.96 ACRE TRACT A DISTANCE OF 520.73 FEET TO A 1/2" REBAR SET ON THE SOUTH EAST CORNER OF SAID 5.96 ACRE TRACT, BEING ON THE SOUTH WEST CORNER OF A TRACT OF LAND DESCRIBED AS TRACT ONE IN A DEED TO JUAN GUTIERREZ AND WIFE, LAWLER GUTIERREZ, DATED NOVEMBER 15, 2005, RECORDED IN VOL. 556, PAGE 605, OFFICIAL PUBLIC RECORDS, AND BEING ON THE NORTH BOUNDARY LINE OF JEFFERSON STREET;

THENCE IN A WESTERLY DIRECTION ALONG THE SOUTH BOUNDARY LINE OF SAID 5.96 ACRE TRACT AND THE NORTH BOUNDARY LINE OF SAID JEFFERSON STREET AS FOLLOWS:

N 89 DEG 08' 27" W A DISTANCE OF 169.12 FEET TO A 1/2" REBAR SET,  
S 89 DEG 13' 54" A DISTANCE OF 140.16 FEET TO A 1/2" REBAR SET,  
S 84 DEG 53' 33" W A DISTANCE OF 153.22 FEET TO A 1/2" REBAR SET, AND  
S 79 DEG 21' 51" W A DISTANCE OF 156.99 FEET TO A 1/2" REBAR SET FOR A CORNER, BEING ON THE INTERSECTION OF THE NORTH BOUNDARY LINE OF SAID JEFFERSON STREET WITH THE EAST BOUNDARY LINE OF TAYLOR STREET;

THENCE IN A NORTHERLY DIRECTION ALONG THE WEST BOUNDARY LINE OF SAID 5.96 ACRE TRACT AND THE EAST BOUNDARY LINE OF SAID TAYLOR STREET AS FOLLOWS:

N 49 DEG 43' 42" W A DISTANCE OF 15.78 FEET TO A 1/2" REBAR SET,  
N 14 DEG 32' 35" W A DISTANCE OF 12.54 FEET TO A 1/2" REBAR SET, AND  
N 25 DEG 02' 59" E (BEARING BASIS) A DISTANCE OF 579.18 FEET TO A 1/2" REBAR SET ON THE MOST WESTERLY NORTH WEST CORNER OF SAID 5.96 ACRE TRACT, AND BEING ON THE SOUTH WEST CORNER OF SAID 2.166 ACRE TRACT;

THENCE IN AN EASTERLY DIRECTION ALONG THE NORTH BOUNDARY LINE OF SAID 5.96 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF SAID 2.166 ACRE TRACT AS FOLLOWS:

S 64 DEG 55' 41" E A DISTANCE OF 114.24 FEET TO A 1/2 REBAR SET,  
N 25 DEG 48' 41" E A DISTANCE OF 56.72 FEET TO A 1/2" REBAR SET, AND  
N 87 DEG 08' 28" E A DISTANCE OF 260.55 FEET TO THE PLACE OF BEGINNING AND CONTAINING 5.961 ACRES OF LAND, MORE OR LESS.

**Reported Address:** 204 JEFFERSON ST, COMO, TX 75431

**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 National Association  
**Mortgage Servicer:** U.S. Bank National Association  
**Current Beneficiary:** U.S. Bank National Association  
**Mortgage Servicer Address:** 4801 Frederica Street, Owensboro, KY 42301

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 5th day of February, 2019  
**Time of Sale:** 10:00AM or within three hours thereafter.

**Place of Sale:** AT THE SOUTHWEST ENTRANCE DOOR TO THE FIRST FLOOR OF THE COURTHOUSE in Hopkins County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Hopkins County Commissioner's Court.

**Substitute Trustee(s):** Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Ronnie Hubbard, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

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 were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Ronnie Hubbard, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; 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 has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Harriett Fletcher, Robert LaMont, Sheryl LaMont, David Sims, Sharon St. Pierre, Aurora Campos, Ramiro Cuevas, Patrick Zwiers, Kristopher Holub, Ronnie Hubbard, Shannah Walker, Al Davis, Kevin Mccarthy, Murphy Howle, Beatrice Carrillo, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez, 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 and 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 of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a 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 offered "AS-IS", purchasers 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 interests 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.

Very truly yours,

Bonial & Associates, P.C.

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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COUNTY OF HOPKINS

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Pursuant to the applicable provisions of Texas law, I, Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez on the 29<sup>th</sup> day of November, 2018 on behalf of and at the specific instruction and request of U.S. Bank National Association did file a Notice of Trustees Sale with the County Clerk of Hopkins County, Texas and did post a like Notice at the designated location at the Courthouse of Hopkins County, Texas. The land described in the Notice of Trustee's Sale is located in Hopkins County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

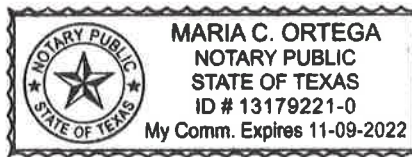
DATED: 11-29, 2018

  
~~Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared Shannah Howle, Jon Murphy Howle, Sue Spasic, Zoran W. Spasic, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez who, if not a substitute trustee, is acting as their agent and is known to me personally or through state-issued identification and acknowledged to me that he or she posted and filed this notice in accordance with the requirements of the Texas Property Code and the applicable security instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the 29 day of November, 2018

Maria C. Ortega  
Notary Public in and for the State of Texas  
My commission expires: 11/9/2002



**Exhibit "A"**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE JOHN G. PROCELLO SURVEY, A-731, LOCATED ABOUT 9 MILES S 53 DEG E FROM THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 5.96 ACRES DESCRIBED IN A DEED FROM LESTER PAUL FLORA SR. AND WIFE, CAROLYN FLORA TO JOSE PEREZ AND WIFE, ANGELITA PEREZ, DATED SEPTEMBER 11, 2003, RECORDED IN VOL. 454, PAGE 747, OFFICIAL PUBLIC RECORDS OF HOPKINS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**Return to:** Bonial & Associates, P.C. , 14841 Dallas Parkway, Suite 425, Dallas, TX 75254