

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED FOR RECORD

2018-109 AT 10 O'CLOCK A.M.

OCT 11 2018

DEED OF TRUST INFORMATION:

Date: 02/22/2005
Grantor(s): MITTIE LOUISE HAGGARD WIDOW
Original Mortgagee: WELLS FARGO BANK, N.A.
Original Principal: \$148,500.00
Recording Information: Book 1742 Page 267 Instrument 00001922
Property County: Navarro
Property:

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY DEPUTY

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WM. J. MOORE SURVEY ABSTRACT 558, NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 5 ACRE TRACT DESCRIBED AS FIRST TRACT AND BEING A PORTION OF A CALLED 1 ACRE TRACT DESCRIBED AS SECOND TRACT BY DEED RECORDED IN VOLUME 1181, PAGE 202 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FENCE CORNER POST FOR THE SOUTHEAST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SECOND TRACT; THENCE S 56 DEGREES 38'13" W 186.82 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT; THENCE N 31 DEGREES 53'02" W 75.13 FEET TO A SET 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT; THENCE S 56 DEGREES 41'05" W 139.98 FEET TO THE MOST WESTERLY SOUTHWEST CORNER OF THIS TRACT LOCATED IN THE CENTER LINE OF PECAN STREET; WITNESS: N 56 DEGREES 41'05" E 17.0 FEET, A FOUND 3/4" IRON PIPE. THENCE WITH SAID STREET N 30 DEGREES 00'00" W 235.55 FEET TO THE NORTHWEST CORNER OF THIS TRACT; WITNESS: N 56 DEGREES 04'21" E 28.0 FEET, A SET 1/2" IRON ROD. THENCE N 56 DEGREES 04'21" E 320.77 FEET TO A SET 1/2" IRON ROD FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S 31 DEGREES 35'19" E 313.68 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.08 ACRES OF LAND.

Reported Address: 500 PECAN STREET, BLOOMING GROVE, TX 76626

MORTGAGE SERVICING INFORMATION:

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

Current Mortgagee: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Current Beneficiary: Nationstar Mortgage LLC d/b/a Champion Mortgage Company
Mortgage Servicer Address: 8950 Cypress Waters Blvd., Coppell, TX 75019

SALE INFORMATION:

Date of Sale: Tuesday, the 6th day of November, 2018
Time of Sale: 1:00PM or within three hours thereafter.
Place of Sale: THE EAST ENTRANCE OF THE NAVARRO CENTER, 800 NORTH MAIN STREET, CORSICANA, NAVARRO COUNTY, TEXAS in Navarro County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Navarro County Commissioner's Court.

Substitute Trustee(s): Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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 Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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. Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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

AFFIDAVIT OF POSTING

THE STATE OF TEXAS

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COUNTY OF NAVARRO

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Pursuant to the applicable provisions of Texas law, I, ~~Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez~~ on the 11th day of October, 2018, on behalf of and at the specific instruction and request of Nationstar Mortgage LLC d/b/a Champion Mortgage Company did file a Notice of Trustees Sale with the County Clerk of Navarro County, Texas and did post a like Notice at the designated location at the Courthouse of Navarro County, Texas. The land described in the Notice of Trustee's Sale is located in Navarro County, Texas and is described in Exhibit "A" set out below/attached hereto and incorporated herein by reference for all purposes.

DATED: 10-11, 2018.

~~Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, Michael Burns, Elizabeth Hayes, Sammy Hooda, or Suzanne Suarez~~

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, on this day personally appeared ~~Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Allan Johnston, Lori Garner, Ronnie Hubbard, 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 11th day of October, 2018

Notary Public in and for the State of Texas
My commission expires: 9-6-20

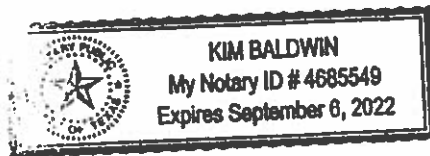


Exhibit "A"

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE WM. J. MOORE SURVEY ABSTRACT 558, NAVARRO COUNTY, TEXAS, BEING A PORTION OF A CALLED 5 ACRE TRACT DESCRIBED AS FIRST TRACT AND BEING A PORTION OF A CALLED 1 ACRE TRACT DESCRIBED AS SECOND TRACT BY DEED RECORDED IN VOLUME 1181, PAGE 202 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
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