

**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:** 09/30/2010  
**Grantor(s):** SHANNON L THIBODEAUX SHALEEN C. THIBODEAUX  
**Original Mortgagee:** U.S. BANK N.A.  
**Original Principal:** \$136,365.55  
**Recording Information:** Instrument 102905  
**Property County:** Sabine  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 260 GOMER LANE, HEMPHILL, TX 75948

**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 3rd day of December, 2019  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE FRONT STEPS ON THE NORTH SIDE OF THE COURTHOUSE in Sabine County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Sabine County Commissioner's Court.

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 Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Mariel Marroquin, Michael Burns, Bradley Conway, Tori Jones, 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. Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Mariel Marroquin, Michael Burns, Bradley Conway, Tori Jones, 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.

**Substitute Trustee(s):** Sheryl LaMont, Robert LaMont, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston, Kathleen Adkins, Evan Press, Mariel Marroquin, Michael Burns, Bradley Conway, Tori Jones, or Suzanne Suarez, any to act.

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

Document Prepared by:  
Bonial & Associates, P.C.  
14841 Dallas Parkway, Suite 425, Dallas, TX 75254  
AS ATTORNEY FOR THE HEREIN  
IDENTIFIED MORTGAGEE AND/OR  
MORTGAGE SERVICER

**FILED FOR RECORD**  
AT 10:35 O'CLOCK A M

OCT 24 2019  
Janice McDaniel  
Clerk, County Court, Sabine County  
By Jacque Ebank DEPUTY

Certificate of Posting

I am \_\_\_\_\_ whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on \_\_\_\_\_ I filed and / or recorded this Notice of Foreclosure Sale at the office of the Sabine County Clerk and caused it to be posted at the location directed by the Sabine County Commissioners Court.

By: Sheryl LaMout  
Sheryl LaMout 10-24-14

Exhibit "A"

BEING A LEGAL DESCRIPTION TO A 3.00 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE S.H. MORRIS SURVEY, ABSTRACT NO. 42, IN SABINE COUNTY, TEXAS AND OUT OF AND PART OF A CALLED 5.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED DATED MARCH 3, 2010 FROM STA-JW 1, GP TO WILLIAM T. WHITTINGTON II RECORDED IN VOLUME 318 PAGE 123 OF THE OFFICIAL PUBLIC RECORDS OF SABINE COUNTY, TEXAS, SAID 3.00 ACRES BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING: AT A POINT IN THE CENTERLINE OF GOMER LANE FOR THE NORTHEAST CORNER OF THIS TRACT, THE SOUTHEAST CORNER OF A 2.00 ACRE TRACT SURVEYED THIS DAY JUNE 3, 2010 BY ME WM. MARK BIRDWELL RPLS NUMBER 5148, IN THE EAST BOUNDARY LINE OF THE ABOVE MENTIONED 5.00 ACRE TRACT AND IN THE WEST BOUNDARY LINE OF A TRACT OWNED BY THE UNITED STATES OF AMERICA (USA) FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS NUMBER 5148 SET FOR REFERENCE BEARS S 87 DEGREES 32' 40" 20.11'.

THENCE: WITH THE CENTERLINE OF GOMER LANE AS FOLLOWS:

1. S 08 DEGREES 25' 47" E 12.14'

2. S 00 DEGREES 57' 04" W 108.78'

3. S 03 DEGREES 20' 22" W 249.60' TO A POINT IN THE CENTERLINE OF GOMER LANE FOR THE SOUTHEAST CORNER OF THIS TRACT AND SAID 5.00 ACRE TRACT AND IN THE WEST BOUNDARY LINE OF SAID USA TRACT FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS NUMBER 5148 FOUND FOR REFERENCE BEARS N 86 DEGREES 39' 38" W 30.00.

THENCE: N 86 DEGREES 39' 38" W 401.95' TO A 1/52" IRON ROD WITH CAP STAMPED M. BIRDWELL RPLS NUMBER 5148 FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT AND SAID 5.00 ACRE TRACT.

THENCE: N 13 DEGREES 26' 08" E 341.45' TO A 1/2" IRON ROD WITH CAP STAMPED M BIRDWELL RPLS NUMBER 5148 FOUND FOR THE NORTHWEST CORNER OF THIS TRACT, THE SOUTHWEST CORNER OF SAID 2.00 ACRE TRACT, AND AN ANGLE CORNER OF SAID 5.00 ACRE TRACT.

THENCE: N 87 DEGREES 32' 40" E 336.80 TO THE POINT OF BEGINNING CONTAINING 3.00 ACRES OF LAND.

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