

**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:** 12/03/1999  
**Grantor(s):** BILLY RAY HOPKINS, SR. AKA BILLY RAY HOPKINS TAYLOR AKA BILLY R. HOPKINS, SR. HUSBAND AND MARIE JEANETTE HOPKINS AKA MARIE J. HOPKINS, MARRIED/WIFE  
**Original Mortgagee:** JIM WALTER HOMES, INC.  
**Original Principal:** \$65,150.00  
**Recording Information:** Book 639 Page 142  
**Property County:** Trinity  
**Property:** (See Attached Exhibit "A")  
**Reported Address:** 779 WHITE ROCK ACRES RD, TRINITY, TX 75862

**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 X  
**Mortgage Servicer:** Shellpoint Mortgage Servicing  
**Current Beneficiary:** 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 X  
**Mortgage Servicer Address:** 55 Beattie Place, Suite 110, Greenville, SC 29601

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of February, 2022  
**Time of Sale:** 01:00PM or within three hours thereafter.  
**Place of Sale:** THE CENTER STEPS OF THE COURTHOUSE in Trinity County, Texas, Or, if the preceding area(s) is/are no longer the area(s) designated by the Trinity County Commissioner's Court, at the area most recently designated by the Trinity 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 Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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. Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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):** Robert LaMont, Sharon St. Pierre, Sheryl LaMont, David Sims, Allan Johnston or Ronnie Hubbard, Braden Barnes, Carlos Hernandez-Vivoni, or Tori Jones, 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

**Certificate of Posting**

I am Sheryl LaMont whose address is 14841 Dallas Parkway, Suite 425, Dallas, TX 75254. I declare under penalty of perjury that on December 22, 2021 I filed and / or recorded this Notice of Foreclosure Sale at the office of the Trinity County Clerk and caused it to be posted at the location directed by the Trinity County Commissioners Court.

By: *Sheryl LaMont*  
Sheryl LaMont

**Exhibit "A"**

BEING 2.00 ACRES, MORE OR LESS, SITUATED IN THE JOEL CLAPP SURVEY, ABSTRACT NO. 130, TRINITY COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND KNOWN AS LOT TWELVE (12), SECTION NO. ONE (1) OF WHITE ROCK ACRES, MAP AND PLAT OF WHICH SUBDIVISION IS RECORDED IN VOL. 244, PAGE 267-8 OF TRINITY COUNTY DEED RECORDS; SAID LOT BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEING OUT OF A PART OF THOSE TRACTS OF LAND CONVEYED TO C. D. DEVEREAUX AND SAM E. DAVIS BY CHARLES E. WILLSON, ET AL, IN DEED DATED MARCH 12, 1970, AND RECORDED IN VOLUME 196, PAGE 376, DEED RECORDS OF TRINITY COUNTY, TEXAS; SAID LOT TWELVE (12) BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE WEST CORNER OF HEREIN DESCRIBED TRACT. SAME BEING THE SOUTH CORNER OF SOUTHLAND PAPER MILLS 103.3 ACRE TRACT. SAID MONUMENT BEING IN THE NORTH EAST R. O. W. LINE OF THE W. B. T. AND S. RAILROAD R. O. W. (ABANDONED).

THENCE NORTH 66 18' EAST A DISTANCE OF 996.46' TO A POINT OF CHANGE IN DIRECTION.

THENCE SOUTH 87 43' EAST A DISTANCE OF 795.06' TO THE POINT OF BEGINNING OF LOT TWELVE (12).

THENCE SOUTH 02 17' WEST A DISTANCE OF 500' TO A 5/8" IRON ROD FOUND FOR A CORNER.

THENCE SOUTH 87 43' EAST A DISTANCE OF 174.24' A 5/8" IRON ROD FOUND FOR A CORNER.

THENCE NORTH 02 17' EAST A DISTANCE OF 500.0' TO A 5/8" IRON ROD FOUND FOR A CORNER.

THENCE NORTH 87 43' WEST A DISTANCE OF 174.24' TO THE POINT OF BEGINNING.

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

**FILED**  
at 9:50 o'clock A M  
**DEC 22 2021**

SHASTA BERGMAN  
COUNTY CLERK, TRINITY CO., TEXAS  
*Shasta Bergman*