

**NOTICE OF [SUBSTITUTE] 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.

**1. Date, Time, and Place of Sale.**

Date: June 05, 2018

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place ANGELINA COUNTY COURTHOUSE ANNEX 606 E LUFKIN AVE, LUFKIN TX HALLWAY  
OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM OR FRONT STEP OF  
MAIN ENTRANCE IF COURTROOM IS CLOSED or as designated by the county commissioners.

**2. Terms of Sale.** Cash.

**3. Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 29, 2014 and recorded in Document CLERK'S FILE NO. 2014-00317479 real property records of ANGELINA County, Texas, with AANSON D. WILLIAMS AND CHRISTINA I WILLIAMS, grantor(s) and COMMERCIAL BANK OF TEXAS, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by AANSON D. WILLIAMS AND CHRISTINA I WILLIAMS, securing the payment of the indebtednesses in the original principal amount of \$91,805.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION is the current mortgagee of the note and Deed of Trust or Contract Lien.

**5. Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

**6. Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. U.S. BANK NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o U.S. BANK NATIONAL ASSOCIATION  
4801 FREDERICA ST  
OWENSBORO, KY 42301

*Beatrice Carrillo by Y.D.*  
KIM HINSHAW, KATHLEEN ADKINS, EVAN PRESS, SHERYL LAMONT, ROBERT LAMONT, DAVID SIMS,  
HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, RONNIE HUBBARD, ALLAN JOHNSTON, BEATRICE  
CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY, OR ZACH MCCARTHY  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

**Certificate of Posting**

My name is Yasmir Diaz, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I  
declare under penalty of perjury that on 4/12/18 I filed at the office of the ANGELINA County Clerk and caused to be posted at  
the ANGELINA County courthouse this notice of sale.

Declarant's Name: Yasmir Diaz  
Date: 4/12/18

**FILED**  
AT 10 O'CLOCK P.M.  
**APR 12 2018**  
AMY FINCHER  
County Clerk, County Court at Law  
Angelina County, Texas  
By [Signature]



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**EXHIBIT "A"**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOTS 10 AND 11, BLOCK 3, SMITH & BYRD SUBDIVISION TO ANGELINA COUNTY, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 108-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY.



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