

BANCORPSOUTH BANK (BAP)
GRAINGER, MICHAEL AND MICHELLE
275 HUNTERS GLEN DRIVE, LUFKIN, TX 75904

FHA 512-1567483-703
Our File Number: 16-025263

AT 10 O'CLOCK P.M.
AUG 15 2016

NOTICE OF TRUSTEE'S SALE

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

WHEREAS, on July 23, 2014, MICHAEL GRAINGER AND MICHELLE GRAINGER, A MARRIED COUPLE, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, PLLC, as Trustee, the Real Estate hereinafter described, to BANCORPSOUTH BANK, STATE CHARTERED INSTITUTION in payment of a debt therein described. The Deed of Trust was filed in the real property records of ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 2014-00319389, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, October 4, 2016 between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Angelina county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Angelina, State of Texas:

LOT NO. FIVE (5) OF HUNTERS GLEN SECTION TWO, AN ADDITION TO THE CITY OF HUDSON, TEXAS, AS SHOWN ON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET C, SLIDE 167-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Property Address: 275 HUNTERS GLEN DRIVE
LUFKIN, TX 75904
Mortgage Servicer: BANCORPSOUTH BANK
Noteholder: BANCORPSOUTH BANK
2778 W. JACKSON ST.
BLDG 2 - 2ND FLOOR
TUPELO, MISSISSIPPI 38801

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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 property securing the above referenced loan.


SUBSTITUTE TRUSTEE 8-15-16
ROBERT LAMONT OR ~~CHERYL LAMONT~~ OR
ROBERT LAMONT OR DAVID SIMS OR HARRIETT
FLETCHER OR ALLAN JOHNSTON OR KAREN
LILLEY
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.