

FILED  
AT 10:00 O'CLOCK

JUN 15 2015 00000005299599

1001 BRENDA  
LUFKIN, TX 75901

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

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

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: July 07, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: ANGELINA COUNTY COURTHOUSE ANNEX 606 EAST LUFKIN AVE, LUFKIN TEXAS, IN THE HALLWAY OUTSIDE COMMISSIONERS' COURTROOM ADJACENT TO THE ATRIUM 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 October 18, 2007 and recorded in Document CLERK'S FILE NO. 2007-00236331 real property records of ANGELINA County, Texas, with RAMONA D SHEPARD, grantor(s) and HOME FEDERAL SAVINGS AND LOAN, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by RAMONA D SHEPARD, securing the payment of the indebtednesses in the original principal amount of \$88,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. JPMORGAN CHASE BANK, N.A. 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. JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o JPMORGAN CHASE BANK, NATIONAL ASSOCIATION  
3415 VISION DRIVE  
COLUMBUS, OH 43219

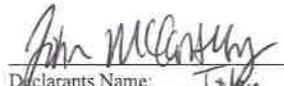
  
BEATRICE CARRILLO, JOHN MCCARTHY, KEVIN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

Active Duty Notifications: Special Loans Unit /CHASE Home Lending Attn: SCRA/2210 Enterprise Drive /Florence, SC 29501 /Fax: 843 413 5433/scra.military.orders@chase.com

Certificate of Posting

My name is John McCarthy and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 6-15-15 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: John McCarthy  
Date: 6-15-15



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EXHIBIT "A"

ALLTHAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT NO. THIRTEEN (13) BLOCK NO. TWO (2) BRIARMEADOW ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF RECORD IN CABINET A, SLIDE 98-B OF THE MAP AND PLAT RECORDS ANGELINA COUNTY TEXAS.



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