

**Current Borrower:** CODY PAUL PORTER, AN UNMARRIED MAN  
**MH File Number:** TX-16-27657-FC  
**VA/FHA/PMI Number:**  
**Loan Type:** FHA  
**Property Address:** 300 FALCON AVE, LUFKIN, TX 75904

FILED  
AT 3:40 O'CLOCK P M  
MAY 31 2016

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
10/9/2013

**Grantor(s)/Mortgagor(s):**  
CODY PAUL PORTER, AN UNMARRIED MAN  
County Clerk, County Court at Law  
Angelina County, Texas

**Original Beneficiary/Mortgagee:**  
COMMERCIAL BANK OF TEXAS, N.A.

**Current Beneficiary/Mortgagee:** By MCS  
U.S. BANK NATIONAL ASSOCIATION

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 2013-00310516

**Property County:**  
ANGELINA

**Mortgage Servicer:**  
U.S. Bank National Association is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee:

**Mortgage Servicer's Address:**  
4801 Frederica Street, Owensboro, KY 42301

**Legal Description:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 51, FALCON ESTATES SECTION 2 ADDITION TO ANGELINA COUNTY, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET A, SLIDE 188-B, MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES,

**Date of Sale:** 8/2/2016

**Earliest Time Sale Will Begin:** 1:00PM

**Place of Sale of Property:** THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) & THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE AS ALTERNATE PLACE WHENEVER COURTHOUSE IS CLOSED DUE TO OBSERVANCE OF A DESIGNATED HOLIDAY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
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.

Sheryl LaMont 5-31-16

Robert LaMont, Sheryl LaMont or David Sims or Allan Johnston  
or Cole D. Patton  
or Catherine Allen-Rea  
MCCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075