

1308 GLASS STREET  
DIBOLL, TX 75941

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

AT 150 CLOCKS M  
AUG 14 2018  
00000007774797  
AMY FINCHER  
County Clerk, County Court at Law  
By Angelina County, TX  
ME

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: September 04, 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 27, 2016 and recorded in Document CLERK'S FILE NO. 2016-00340244 real property records of ANGELINA County, Texas, with ZACHARY M CASPER AND MELISSA N CASPER, grantor(s) and FIRST BANK & TRUST EAST TEXAS, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ZACHARY M CASPER AND MELISSA N CASPER, securing the payment of the indebtednesses in the original principal amount of \$61,750.00, 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

RONNIE HUBBARD, ALLAN JOHNSTON, SHERYL LAMONT, ROBERT LAMONT, SHARON ST. PIERRE, KIM HINSHAW, KATHLEEN ADKINS, EVAN PRESS, STEPHANIE KOHLER, CATRENA WARD, REID RUPLE, DAVID SIMS, HARRIETT FLETCHER, KAREN LILLEY 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 \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the ANGELINA County Clerk and caused to be posted at the ANGELINA County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_



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**EXHIBIT "A"**

LOT NOS. EIGHT (8) AND NINE (9) OF BLOCK NO. FIVE (5) OF THE WOODLAND ADDITION, A SUBDIVISION IN THE CITY OF DIBOLL, ACCORDING TO THE MAP OR PLAT OF RECORD IN CABINET A, SLIDE 108-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.



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