

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: March 06, 2018

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

Place THE FRONT STEPS OF THE FREESTONE COUNTY COURTHOUSE (SOUTH ENTRANCE) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS 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 22, 2015 and recorded in Document VOLUME 01658, PAGE 00807 real property records of FREESTONE County, Texas, with KOOPER D HAMMANS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by KOOPER D HAMMANS, securing the payment of the indebtednesses in the original principal amount of \$70,665.00, 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

ZACH MCCARTHY
LORI GARNER, SHARON ST. PIERRE, ROBERT LAMONT, SHERYL LAMONT, HARRIETT FLETCHER, DAVID SIMS,
AURORA CAMPOS, JONATHAN HARRISON, RAMIRO CUEVAS, ALLAN JOHNSTON, RONNIE HUBBARD,
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 FREESTONE County Clerk and caused to be posted at the FREESTONE County courthouse this notice of sale.

Declarants Name: _____
Date: _____

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
DN: Feb 12, 2018 AT 12:37P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 145469
By: Dianne Manning, Deputy



NOS0000007250111

EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND, PART OF THE D.C. CANNON SURVEY, ABSTRACT NO. 130, CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 0.396 ACRE TRACT AND 0.431 ACRE TRACT DESCRIBED IN A DEED TO WILLIAM M. STEEN AND ALYSSA NOEL STEEN FROM BRYAN D. TEER AND STEPHANIE DENISE TEER ON AUGUST 1, 2008 AND RECORDED IN VOLUME 1458, PAGE 838 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A T-BAR (FOUND) FOR THE NORTHWEST CORNER OF THE ABOVE MENTIONED 0.396 ACRE TRACT AND BEING AT THE INTERSECTION OF THE EAST LINE OF WEBB AVENUE AND THE SOUTH LINE OF MULBERRY STREET;

THENCE SOUTH 84 DEG. 37 MIN. 08 SEC. EAST WITH THE NORTH LINE OF THE 0.396 ACRE TRACT AND THE SOUTH LINE OF MULBERRY STREET, A DISTANCE OF 160.22 FT. TO A T-BAR (FOUND) FOR THE NORTHEAST CORNER OF THE 0.396 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 0.452 ACRE TRACT CONVEYED TO TRAVIS O. BLACK AND CHRIS A. BLACK ON SEPTEMBER 1, 1995 IN VOLUME 967, PAGE 89;

THENCE SOUTH 05 DEG. 30 MIN. 00 SEC. WEST WITH THE EAST LINE OF THE 0.396 ACRE TRACT, THE EAST LINE OF THE ABOVE MENTIONED 0.431 ACRE TRACT AND THE WEST LINE OF THE 0.452 ACRE BLACK TRACT, A DISTANCE OF 204.91 FT. TO A T-BAR (FOUND) AT A T-POST FOR THE SOUTHWEST CORNER OF SAME, THE SOUTHEAST CORNER OF THE 0.431 ACRE TRACT AND BEING IN THE NORTH LINE OF A CALLED 100 FT. X 210 FT. TRACT CONVEYED TO THE HALBERT LIVING TRUST ON SEPTEMBER 27, 2007 IN VOLUME 1458, PAGE 838;

THENCE SOUTH 86 DEG. 18 MIN. 00 SEC. WEST WITH THE SOUTH LINE OF THE 0.431 ACRE TRACT AND THE NORTH LINE OF THE HALBERT TRACT, A DISTANCE OF 171.20 FT. TO A 1/2" IRON ROD (SET) FOR THE NORTHWEST CORNER OF SAME, THE SOUTHWEST CORNER OF THE 0.431 ACRE TRACT AND BEING IN THE EAST LINE OF SAID WEBB AVENUE;

THENCE NORTH 07 DEG. 40 MIN. 03 SEC. EAST WITH THE WEST LINE OF THE 0.431 ACRE TRACT, THE WEST LINE OF THE 0.396 ACRE TRACT AND THE EAST LINE OF WEBB AVENUE, A DISTANCE OF 232.11 FT. TO THE PLACE OF BEGINNING AND CONTAINING 0.82 ACRE OF LAND, MORE OR LESS.

THE BEARINGS RECITED HEREIN ARE BASED ON THE EAST LINES OF A CALLED 0.396 ACRE AND 0.431 ACRE TRACT DESCRIBED IN VOLUME 1458, PAGE 838 OF THE OFFICIAL RECORDS OF FREESTONE COUNTY, TEXAS.

