

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.

FILED AT 10:50 O'CLOCK AM

DEC 11 2017

1. **Date, Time, and Place of Sale.**

**Date:** January 02, 2018

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

**Place:** THE NORTH DOOR OF THE CORYELL COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

*Paulina Livingston*  
COUNTY CLERK, CORYELL CO., TEXAS

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 15, 2013 and recorded in Document CLERK'S FILE NO. 265851 real property records of CORYELL County, Texas, with JEFFREY A HOWELL AND LA TOYA L HOWELL, grantor(s) and U.S. BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JEFFREY A HOWELL AND LA TOYA L HOWELL, securing the payment of the indebtednesses in the original principal amount of \$110,326.00, 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

*Cecil Kester for*

JACK BURNS II, KRISTOPHER HOLUB, PATRICK ZWIEERS, TIM LEWIS, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, DAVID STOCKMAN, GUY WIGGS, LORI MCCARTY, JUANITA COX, JIMMY CARROLL BREWER, STEPHEN RAWLINGS, DIASHA PERKINS, OR JASON BREWER  
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 CORYELL County Clerk and caused to be posted at the CORYELL County courthouse this notice of sale.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_





LOT FIFTEEN (15), BLOCK ONE (1), OF A REPLAT OF WALKER PLACE-PHASE TWO, BLOCK 1, LOTS 3 THROUGH 20, COPPERAS COVE, CORYELL COUNTY, TEXAS, AS SHOWN OF RECORD IN CABINET A, SLIDE 352, PLAT RECORDS OF CORYELL COUNTY, TEXAS.

