

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 FOR RECORD  
LAMAR COUNTY, TEX  
17 JUL 25 AM 10:05  
RUTH SIBSON  
COUNTY CLERK  
BY  
DEPUTY

1. Date, Time, and Place of Sale.

Date: September 05, 2017

Time: The sale will begin at 11:00AM or not later than three hours after that time.

Place: THE EAST FOYER, JUST INSIDE WHAT IS NOW CALLED THE 1ST FLOOR EAST ENTRANCE TO THE LAMAR COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONERS COURT or as designated by the county commissioners.

2. Terms of Sale. Cash.

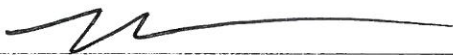
3. Instrument to be Foreclosed. The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated December 18, 2003 and recorded in Document VOLUME 1413, PAGE 185 real property records of LAMAR County, Texas, with FANNIE M. TURNER, grantor(s) and BEAUMONT AREA EDUCATORS FEDERAL CREDIT UNION, mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by FANNIE M. TURNER, securing the payment of the indebtedness in the original principal amount of \$62,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CU MEMBERS MORTGAGE, A DIVISION OF COLONIAL SAVINGS, F.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. COLONIAL SAVINGS, F.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o COLONIAL SAVINGS, F.A.  
2626 WEST FREEWAY BUILDING B  
FORT WORTH, TX 76102

  
SHANNAH WALKER, AL DAVIS, KEVIN MCCARTHY, MURPHY HOWLE OR BEATRICE CARRILLO  
Substitute Trustee  
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
4004 Belt Line Road, Suite 100  
Addison, Texas 75001

Certificate of Filing

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 LAMAR County Clerk and caused to be posted at the LAMAR County courthouse this notice of sale.

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



EXHIBIT "A"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN LAMAR COUNTY, TEXAS, PART OF THE ENOCH CROW SURVEY AND BEING LOT TEN (10) IN BLOCK "C" OF THE SUNRISE ESTATES ADDITION, PART I, ACCORDING TO PLAT OF SUCH ADDITION RECORDED IN ENVELOPE 242-B, LAMAR COUNTY PLAT RECORDS.

