FILED
AT 6:58 O'CLOCK a M
AUG 25 2016
AMY FINCHER
County Clerk, County Court at Law
By Angelina County, Texas

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County
Deed of Trust Dated: November 16, 2004
Amount: $72,000.00
Grantor(s): DAVID MILES and MARTHA MILES

Original Mortgagee: COMMERCIAL BANK OF TEXAS, N.A.
Current Mortgagee: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE (CWALT 2005-01CB)

Mortgagee Servicer and Address: c/o BAYVIEW LOAN SERVICING, LLC., A DELAWARE LIMITED LIABILITY COMPANY, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134
Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 00191670

Legal Description: LOT NO. TWO (2) OF THE ARTHUR L. SAYERS ADDITION, AN ADDITION TO THE CITY OF LUFKIN, TEXAS OF RECORD IN CABINET D. SLIDE 129-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Date of Sale: October 4, 2016 between the hours of 1:00 PM and 4:00 PM.

Earliest Time Sale Will Begin: 1:00 PM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ANGELINA County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON , AARTI PATEL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, LEB KEMP, TRACI YEAMAN, WES WHEAT, KEN HAMMOND, BEN LILLEY OR ALLAN JOHNSTON have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. **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.**

Texas

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

Sheryl LaMont 8-25-16

SARAH ROBBINS, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-011240

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHARON ST. PIERRE, KAREN LILLEY, EVAN PRESS, AMY BOWMAN, REID RUPLE, MATHEW WOLFSON , AARTI PATEL, DANN PORTER, CHRIS DEMEREST, KELLEY BURNS, LEB KEMP, TRACI YEAMAN, WES WHEAT, KEN HAMMOND, BEN LILLEY OR ALLAN JOHNSTON
c/o AUCTION.COM, LLC
1 Mauchly
Irvine, California 92618