

FILED
AT 2:51 O'CLOCK P.M.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

JAN 12 2016

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas

Property To Be Sold. The property to be sold is described as follows:

LOT NO. EIGHT (8) OF THE BROOK HOLLOW ADDITION NO. 4, AN ADDITION TO THE CITY OF LUFKIN, TEXAS, THE PLAT OF SAME IS RECORDED IN CABINET A, SLIDE 133-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS ("Property").

Instrument To Be Foreclosed. The instrument to be foreclosed is a Deed of Trust filed in the Official Records of Angelina County, Texas, and recorded under Instrument No. 2010-00268517, on May 27, 2010.

Date, Time, And Place Of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: Tuesday, February 2, 2016

Time: The sale will begin no earlier than 10:00 o'clock a.m. or no later than three (3) hours thereafter. The sale will be completed by no later than 1:00 o'clock p.m.

Place: Commissioners courtroom in annex building, or as further designated by the County Commissioners.

Terms Of Sale. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Deed of Trust, and will be conducted as a public auction to the highest bidder for cash or certified funds. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.0075 of the Texas Property Code, the Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Substitute Trustee.

Administration Of Foreclosure By Mortgage Servicer. Planet Home Lending, LLC is the Mortgagee and is acting as its own Mortgage Servicer, with an address of 321 Research Parkway, Suite 303, Meriden, CT 06450.

Default And Request To Act. Default has occurred under the Deed of Trust, and the beneficiaries have requested me, as Substitute Trustee, to conduct this sale. Notice is given that before the sale the Mortgage Servicer, on behalf of the Mortgagee, may appoint another person substitute trustee to conduct the 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 THE 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.

Date: January 8, 2016


JIM MILLS, SUSAN MILLS, EMILY NORTHERN,
ALEXANDRA ZOGRAFOS HOLUB, MARLENE
ZOGRAFOS, PAIGE BENTLEY, ANDREW FARLEY,
CAROL DARTEZ, OR THOMAS D. PRUYN,
Substitute Trustee, c/o 2311 Canal Street, Suite 124,
Houston, Texas 77003

Return To:
Pruyn Law Firm, PLLC
2311 Canal Street, Suite 124
Houston, Texas 77003



Current Borrower: STEVE LEWIS AND WIFE, MARIA LEWIS
MH File Number: TX-14-23996-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 463 WHITEHEAD ROAD, LUFKIN, TX 75901

FILED
AT 3:20 O'CLOCK P M

JAN 12 2016

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By TW

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
7/24/2003

Grantor(s)/Mortgagor(s):
STEVE LEWIS AND WIFE, MARIA LEWIS

Original Beneficiary/Mortgagee:
NEW CENTURY MORTGAGE CORPORATION

Current Beneficiary/Mortgagee:
U.S. Bank NA, successor trustee to Bank of America, NA, successor in interest to LaSalle Bank NA, as trustee, on behalf of the holders of the holders of Bear Stearns Asset Backed Securities, Inc., Asset-Backed Certificates, Series 2004-1

Recorded in:
Volume: 1812
Page: 115
Instrument No: 00172490

Property County:
ANGELINA

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current Mortgagee under a servicing agreement with the Current Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr., Salt Lake City, UT 84119

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 3/1/2016

Earliest Time Sale Will Begin: 1:00PM

Place of Sale of Property: THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) & THE FRONT STEPS OF THE MAIN ENTRANCE TO THE ANGELINA COUNTY COURTHOUSE AS ALTERNATE PLACE WHENEVER COURTHOUSE IS CLOSED DUE TO OBSERVANCE OF A DESIGNATED HOLIDAY OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

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.

Sheryl LaMont 01-12-16

Robert LaMont, Sheryl LaMont or David Sims
or Cole D. Patton
or Catherine Allen-Rea
McCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

EXHIBIT "A"

LEGAL DESCRIPTION

All that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the SETH DUNAGAN SURVEY, ABSTRACT NO. 200, and being a part or portion of a 73.00 acre tract of land conveyed by deed from Johnny Wayne Childers, et al to Stephen Lewis, dated January 5, 1995, of record in Volume 995, Page 640 of the Real Property Records of Angelina County, Texas, to which reference is hereby made for any and all purposes, and the said part or portion being described by metes and bounds as follows, to-Wit:

BEGINNING at the Southeast corner as of the aforesaid referred to 73.00 acre tract, a 1/2" iron pin set for corner in a North right-of-way line of the A. & N. R. Railroad on the East side of County Road No. 145;

THENCE South 74 degrees 25 minutes 06 seconds West, with a South boundary line of said 73.00 acre tract and with a North right-of-wayline of said A. & N. R. Railroad, for a distance of 674.03 feet, to a 1/2" iron pin set for corner in a North right-of-way line of said railroad;

THENCE North 00 degrees 36 minutes 07 seconds West, for a distance of 436.80 feet, to a 1/2" iron pin set for corner;

THENCE South 73 degrees 49 minutes 06 seconds East, for a distance of 714.64 feet, to a point of intersection with a East boundary line of the aforesaid referred to 73.00 acre tract, a 1/2" iron pin set for corner on the East side of the aforesaid County Road No. 145;

THENCE South 29 degrees 51 minutes 46 seconds West, with a East boundary line of said 73.00 acre tract, and along the East side of said County Road No. 145, for a distance of 65.22 feet, to the point and place of beginning, containing 3.784 acres of land, more or less,