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AT 2:15 O'CLOCK P M  
MAY 16 2016

Notice of [Substitute] Trustee 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:** 06/07/2016

**Time:** The sale will begin at 01:00 PM or not later than three hours after that time

**Place:** The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the commissioner's courtroom adjacent to the atrium; or the front steps of the main entrance to the Angelina County Courthouse if the courtroom is closed for holidays or elections or any other area designated by the County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place.  
OR AS DESIGNATED BY THE COUNTY COMMISSIONERS

**Property Address:** 605 White Oak Dr, Lufkin, TX 75904

2. Terms of Sale: Cash

3. **Instrument to be Foreclosed:** The Instrument to be foreclosed is the deed of trust or Contract Lien dated 06/12/2006 and recorded 06/14/2006 in Document 2006-00214805 real property records of Angelina county Texas, with Flora Fja Ashworth, a married woman and Deverette Murphy grantor(s) and New Century Mortgage Corporation .

4. **Appointment of Substitute Trustee:** The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by the above referenced Deed of Trust.

5. **Obligation Secured:** Deed of Trust of Contract Lien executed by Flora Fja Ashworth, a married woman and Deverette Murphy securing the payment of the indebtedness in the original principal amount of \$ 72,400.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as trustee for Morgan Stanley ABS Capital I Inc. Trust 2006-HE8 Mortgage Pass-through Certificates, Series 2006-HE8** is the current mortgagee of the note and the deed of trust or contract lien.

6. **Default:** A default has occurred in the payment of indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness.

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7.

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8. **Property to be sold:** The property to be sold is described as follows:

**All that certain lot or parcel of land, being all of Lot one(1), Block Twelve(12), of the Park view Addition, an addition to the city of Lufkin, Angelina county, Texas, in accordance with plat of said Addition, recorded in cabinet A, Slide 38-A of the plat Records of Angelina county, Texas.**

9. **Mortgage Servicer Information:** The Mortgage Service 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. **Ocwen Loan Servicing, LLC**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O Ocwen Loan Servicing, LLC  
1661 Worthington Rd., Suite 100  
West Palm Beach, FL 33409  
Phone: 561-682-8000**

10. **Limitation of Damages:** 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.

 5-16-16

Sheryl LaMont, Robert Lamont, Sharon St.Pierre, David Sims, Ken Hammond, Karen Lilley, Ben Lilley, Chance Oliver or Bret Allen, Substitute Trustee

C/O Power Default Services, Inc.  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328  
Telephone: 855-427-2204  
Fax: 866-960-8298

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 OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER

**POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.**