

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE
AT 1:05 O'CLOCK P M

ANGELINA County Deed of Trust:

Dated: November 2, 2006

Amount: \$81,000.00

Grantor(s): PHEOBIA H. CATES

Original Mortgagee: JUDITH O. SMITH MORTGAGE GROUP, INC.

Current Mortgagee: ONEWEST BANK, FSB

Mortgagee Address: ONEWEST BANK, FSB, 2900 Esperanza Crossing, Austin, TX 78758

Recording Information: Document No. 2006-00221598

Legal Description: LOT NO. 5, BLOCK NO. 2, OF THE TEXAS FOUNDRIES ADDITION, REVISED TO THE CITY OF LUFKIN, TEXAS; BEING THE SAME PROPERTY DESCRIBED IN THE DEED FROM TALMADGE JONES, ET UX, TO S.C. CHILDERS, ET UX, DATED MARCH 27, 1958, OF RECORD IN VOL. 217, PAGE 447, OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS. LESS AND EXCEPT THE SOUTH 1/2 OF LOT 5 BLOCK 2 AS CONVEYED IN THAT CERTAIN DEED, BOOK 433, PAGE 697.

WHEREAS PHEOBIA H. CATES is deceased.

Date of Sale: November 5, 2013 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 ORROBERT LAMONT OR MARIE SIMS OR KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY 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. app. Section 501 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.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2013-000421

SHERYL LAMONT ORROBERT LAMONT OR MARIE SIMS OR
KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY
c/o Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77099

SEP 25 2013
County Clerk, County Court at L.L.
Angelina County, Texas
BY _____