

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ANGELINA County Deed of Trust:

Dated: March 31, 2006

Amount: \$63,700.00

Grantor(s): JERRY TERRELL and SANDIE TERRELL

Original Mortgagee: NOVASTAR MORTGAGE, INC.

Current Mortgagee: U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-HE3 Asset Backed Pass-Through Certificates, Series 2006-HE3

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115

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. 2006-00211300

Legal Description: LOT NO. SEVEN (7), BLOCK NO. ELEVEN (11) OF THE WOODLAND HEIGHTS ADDITION TO THE CITY OF LUFKIN OF RECORD IN CABINET E, SLIDE 25-B OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS

Date of Sale: January 6, 2015 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 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: 2014-014981

Sheryl La Mont 11-20-2014
SHERYL LAMONT OR ROBERT LAMONT OR MARIE SIMS OR KEN HAMMOND OR KAREN LILLEY OR BEN LILLEY
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

FILED
AT 3:30 O'CLOCK P M
NOV 19 2014
County Clerk, County Court of Law
Angelina County, Texas

