

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

ERATH County Deed of Trust:

Dated: October 26, 2005

Amount: \$135,000.00

Grantor(s): LENA FAYE DEEVER

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, FSB

Current Mortgagee: ONEWEST BANK, FSB

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

Recording Information: Volume 0251, Page 0435

Legal Description: SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES

WHEREAS LENA FAYE DEEVER is deceased.

Date of Sale: February 4, 2014 between the hours of 10:00 AM. and 1:00 PM.

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ERATH 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.

ANGELA LEWIS ORTIM LEWIS OR BRENDA WIGGS OR DENISE BOERNER OR DONNA STOCKMAN 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.

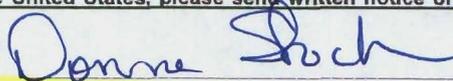
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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: 2013-003683



ANGELA LEWIS ORTIM LEWIS OR BRENDA WIGGS OR
DENISE BOERNER OR DONNA STOCKMAN
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

POSTED
A.M. 2:50 P.M.

DEC 12 2013
GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY  DEPUTY

Exhibit "A"

LEGAL DESCRIPTION:

ONE ACRE TRACT OF LAND, OUT OF THE JAMES C. HASKINS SURVEY, ABSTRACT 375, LOCATED ON THE NORTH SIDE OF U.S. HWY. NO. 377, ABOUT SIX MILES N.E. FROM THE CITY OF STEPHENVILLE, IN ERATH COUNTY, TEXAS, BEING LOT NO. 4, OF THE SUBDIVISION OF THE W. B. PHIPPS 9.88 ACRE TRACT, AND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTH RIGHT OF WAY LINE OF U.S. HWY. NO. 377, AND THE SOUTH LINE OF THE PHIPPS 9.88 ACRE TRACT, LOCATED SOUTH 28-43 E. 2857.2 FEET AND SOUTH 43-16 W. 1088.2 FEET FROM A LARGE STONE MARKING THE N.E.C. OF THE HASKINS SURVEY, AND S. 43-16W. 1064.7 FEET FROM THE N.E.C. OF THE PHIPPS 9.88 ACRE TRACT.

THENCE S. 43-16 W. WITH THE NORTH RIGHT OF WAY LINE OF U.S. HWY. NO. 377, 42.1 FEET TO A CONCRETE MARKER;

THENCE IN A SOUTHWESTERLY DIRECTION, PARALLEL TO, CONCENTRIC WITH, AND 70 FEET NORTHERLY FROM THE CENTERLINE OF SAID HIGHWAY, WITH A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 5799.65 FEET THROUGH A CENTRAL ANGLE OF 1-39.79 A DISTANCE OF 166.6 FEET TO AN IRON PIN;

THENCE N. 46-44 W. 211.08 FEET TO AN IRON PIN IN THE NORTH LINE OF THE PHIPPS 9.88 ACRE TRACT;

THENCE N. 43-16 E. WITH SAID NORTH LINE 206.3 FEET TO AN IRON PIN, IN A FENCE LINE;

THENCE S. 47-23 E. WITH SAID FENCE LINE 208.7 FEET TO THE PLACE OF BEGINNING, AND CONTAINING 1 ACRE OF LAND, AS SURVEYED BY JOHN R. KEITH REG. PUBLIC SURVEYOR NO. 1278, ON MAY 27, 1960.