

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

HILL County Deed of Trust:

Dated: June 15, 2007

Amount: \$210,000.00

Grantor(s): BILLY G. ARMSTRONG and GUADALUPE ARMSTRONG

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING Corporation, A SUBSIDIARY OF INDY MAC BANK, F.S.B.

Current Mortgagee: ONEWEST BANK, FSB

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

Recording Information: Document No. 006803

Legal Description: SEE ATTACHED EXHIBIT A

WHEREAS BILLY G. ARMSTRONG is deceased.

Date of Sale: December 3, 2013 between the hours of 11:00 AM. and 2:00 PM.

Earliest Time Sale Will Begin: 11:00 AM

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

CECIL KESTER ORBRIAN JACKSON OR LORI GARNER 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: 2013-000635

CECIL KESTER ORBRIAN JACKSON OR LORI GARNER
c/o Foreclosure Network of Texas
10406 Rockley Road
Houston, Texas 77099

REC'D
11/11/13
11:05 AM

Exhibit A

Surface estate only and subject to all rights, privileges and immunities relating to interests not constituting part of the surface to the following described property, to-wit:

All that certain lot, tract or parcel of land being a part of Tract 3 of the Oak Meadows Subdivision in Hill County, Texas, according to plat recorded in Slide A-189 of the Official Public Records of Hill County. Said land is a part of that certain tract described in a deed from Mill Creek Oaks, Ltd. to Billy G. Armstrong recorded in Volume 1330, page 627 of the Official Public Records of Hill County, more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set in the west line of F.M. Highway 2604 and in the south line of said Tract 3

for the southwest corner of this, said rod being North 18 degrees 59 min. 36 sec. East 25.21 feet from a 1/2 inch iron rod found for the southwest corner of said Tract 3.

THENCE North 29 degrees 35 min. 42 sec. West 74.92 feet to a 1/2 inch iron rod set, and North 02 degrees 33 min. 38 sec. West 127.81 feet to a 1/2 inch iron rod set for an inside ell corner of this,

THENCE North 88 degrees 54 min. 19 sec. West 66.58 feet to a 1/2 inch iron rod set for an outside ell corner of this tract;

THENCE North 01 degrees 05 min. 41 sec. East 150.00 feet to a 1/2 inch iron rod set for the northwest corner of this tract;

THENCE South 88 degrees 54 min. 19 sec. West 171.46 feet to a 1/2 inch iron rod set for the northeast corner of this tract;

THENCE South 01 degrees 05 min. 41 sec. West 150.00 feet to a 1/2 inch iron rod set for an outside ell corner of this;

THENCE North 88 degrees 54 min. 19 sec. West 74.81 feet to a 1/2 inch iron rod set for an inside ell corner of this;

THENCE South 2 degrees 33 min. 38 sec. East 112.52 feet to a 1/2 inch iron rod set, South 50 degrees 35 min. 42 sec. East 67.06 feet to a 1/2 inch iron rod set, and South 29 degrees 47 min. 47 sec. 15 min. East 392.22 feet to a 1/2 inch iron rod set in the south line of said Tract 3 and in the north line of F.M. Highway 2604 for the southeast corner of this;

THENCE with the north line of F.M. Highway 2604 and along a curve to the right having a radius of 1095.92 feet, South 17 degrees 15 min. 05 sec. West for a chord distance of 40.99 feet, an arc distance of 41.00 feet to the Place of Beginning, containing 1.00 acres of land, more or less.

The Company is prohibited from insuring the area or quantity of the land described herein. Therefore, the Company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

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