

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILED
MICOLE TANNER, COUNTY CLERK
HILL COUNTY, TEXAS

2013 SEP 30 PM 2:40

HILL County Deed of Trust:

Dated: September 15, 2005

Amount: \$135,000.00

Grantor(s): BILLY SAWYER and BOBBIE SAWYER

Original Mortgagee: FINANCIAL FREEDOM SENIOR FUNDING CORPORATION, A SUBSIDIARY OF INDYMAC BANK, F.S.B.

Current Mortgagee: ONEWEST BANK, FSB

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

Recording Information: Document No. 009636

Legal Description: LOT SEVEN (7), BLOCK ONE (1) OF THE CARROL ADDITION, AN ADDITION TO HILL COUNTY, TEXAS, BEING A SUBDIVISION OF A PORTION OF THE RAY CARROL SIXTEEN ACRE TRACT OF LAND OUT OF THE MARY BEACHAM SURVEY, A-26 AND A PART OF BLOCK 68 OF THE ORIGINAL TOWN OF WHITNEY, HILL COUNTY, TEXAS IN ACCORDANCE WITH THE PLAT OF SAID SUBDIVISION DULY RECORDED IN VOLUME 456, PAGE 354 OF THE HILL COUNTY DEED RECORDS
FOR INFORMATIONAL PURPOSES ONLY, THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 130903; SOURCE OF TITLE, VOLUME 722, PAGE 471 (RECORDED 04/05/90)

WHEREAS BILLY SAWYER is deceased.
WHEREAS BOBBIE SAWYER 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: 2013-000482

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