

FILED FOR RECORD

SELECT PORTFOLIO SERVICING, INC. (SPS)
RICHARDS, HEATHER
151 VAN ZANDT COUNTY ROAD #4121, CANTON, TX
75103

CONVENTIONAL
Firm File Number: 19-032011

2019 MAY 13 AM 9:46

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX

NOTICE OF TRUSTEE'S SALE

WHEREAS, on December 3, 2004, JAMES GARLON RICHARDS III AND WIFE, ^{BY} HEATHER ALEXIS ~~_____~~ DEP. RICHARDS, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 00012777, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

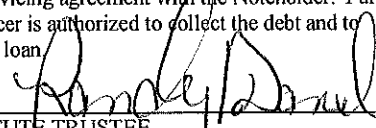
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Van Zandt county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Van Zandt, State of Texas:

BEING A 0.164 ACRE TRACT AND BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES DOUTHIT SURVEY, ABSTRACT NO. 198, VAN ZANDT COUNTY, TEXAS, AND BEING ALL OF LOT SIX (6) OF THE DOUTHIT ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN GLIDE 72A, VAN ZANDT COUNTY PLAT RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 151 VAN ZANDT COUNTY ROAD #4121
CANTON, TX 75103
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-2, ASSET-BACKED CERTIFICATES, SERIES 2005-2
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.



SUBSTITUTE TRUSTEE
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

NOTARY PUBLIC in and for

EXHIBIT A

Being a 0.164 acre tract and being all that certain lot, tract or parcel of land situated in the JAMES DOUTHIT SURVEY, Abstract No. 198, Van Zandt County, Texas, and being all of Lot Six (6) of the DOUTHIT ADDITION according to the plat thereof recorded in Glide 72A, Van Zandt County Plat Records, and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found at the South corner of said Lot 6 and the East corner of Lot 8, for a corner;

THENCE North 43 deg. 20 min. 11 sec. West along the Southwest line of said Lot 6 and the Northeast line of said Lot 8 a distance of 98.57 feet to a 1/2 inch iron rod set at the West corner of said Lot 6 and the North corner of said Lot 8 on the Southeast line of County Road No. 4121, for a corner;

THENCE North 48 deg. 00 min. 43 sec. East along the Northwest line of said Lot 6 and the Southeast line of said County Road No. 4121 a distance of 73.09 feet to a 1/2 inch iron rod set at the North corner of said Lot 6 and the West corner of Lot 4, for a corner;

THENCE South 43 deg. 20 min. 11 sec. East along the Northeast line of said Lot 6 and the Southwest line of said Lot 4 a distance of 96.73 feet to a 1 inch iron rod found at the East corner of said Lot 6 and the South corner of said Lot 4, for a corner;

THENCE South 46 deg. 34 min. 00 sec. West (directional control line) along the Southeast line of said Lot 6 a distance of 73.07 feet to the point of beginning and containing 0.164 acre of land, more or less, also being known as 151 VZCR 4121, Canton, Texas.

Filed for Record in:
Van Zandt County

On: Dec 05, 2004 at 10:02A

As a
RECORDING

Document Number: 00012777

Amount: 23.00

Receipt Number - 25430

By:
Dorthea Furr

STATE OF TEXAS COUNTY OF VAN ZANDT

I hereby certify that this instrument was filed on the date and time stated herein by me and was duly recorded in the volume and page of the public records of Van Zandt County as stated herein by me.

Maria Garcia, Clerk

Elizabeth Kewitt, County Clerk
Van Zandt County