

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

VAN ZANDT County

Deed of Trust Dated: June 25, 2003

Amount: \$105,600.00

Grantor(s): KATHERINE MCCARTY

Original Mortgagee: LONG BEACH MORTGAGE COMPANY

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2003-4, ASSET-BACKED CERTIFICATES, SERIES 2003-4

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3217 South Decker Lake Drive, Salt Lake City, UT 84119

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. 00007161

Legal Description: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

FILED FOR RECORD
2021 SEP -2 PM 1:08
COUNTY CLERK
VAN ZANDT CO. TX
BY _____

Date of Sale: October 5, 2021 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 VAN ZANDT 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.

AURORA CAMPOS OR JONATHAN HARRISON, RAMIRO CUEVAS, PATRICK ZWIERS, SHAWN SCHILLER, RANDY DANIEL, JIM O'BRYANT, LISA BRUNO, DARLA BOETTCHER, DANA KAMIN, NANCY GOMEZ, LEO GOMEZ, CALVIN SPEER, WENDY SPEER, MELODY SPEER ANGIE USELTON, TONYA WASHINGTON, MONICA HENDERSON, MERYL OLSEN, MISTY MCMILLAN, TIFFINEY BRUTON, DAVID RAY OR CINDY DANIEL 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. §§ 3901 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.

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Anthony Adria Garcia, ATTORNEY AT LAW
HUGHES, WATTERS & ASKANASE, L.L.P.
1201 Louisiana, Suite 2800
Houston, Texas 77002
Reference: 2016-012685

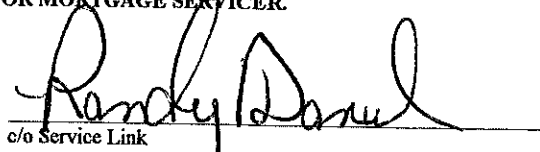

c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039

EXHIBIT "A"

Being all that certain lot, tract or parcel of land located in the H. BAILEY SURVEY, Abstract No. 98 and the J. L. ALEXANDER SURVEY, Abstract No. 8, Van Zandt County, Texas and being all of a 1.00 acre tract of land conveyed to Katherine McCarty, by deed recorded in Volume 1439, Page 451, Real Records, Van Zandt County, Texas and all of a 9.4371 acre tract of land conveyed to Katherine McCarty, by deed recorded in Volume 1439, Page 453, Real Records, Van Zandt County, Texas and being more particularly described as follows:

Being at a 1/2" diameter iron rod set for corner in the centerline of V. Z. County Road No. 4912, said point being at the Southwest corner of the above mentioned 9.4371 acre tract;

THENCE North 00 deg. 35 min. 00 sec. West, along the West line of said 9.4371 acre tract, a distance of 1064.95 feet to a 1/2" diameter iron rod set at an ell corner of a 12.5269 acre tract of land conveyed to Cleburne Warrick and Velma N. Warrick, by deed recorded in Volume 1144, Page 690, Real Records, Van Zandt County, Texas;

THENCE North 89 deg. 25 min. 00 sec. East, a distance of 450.18 feet to a 1/2" diameter iron rod set for corner in the West line of a 30.000 acre tract of land conveyed to Wayne Hester and wife, Joyce Hester, by deed recorded in Volume 1238, Page 114, Real Records, Van Zandt County, Texas;

THENCE South 02 deg. 43 min. 08 sec. East, along said West line, a distance of 435.82 feet to a 1/2" diameter iron rod set for corner;

THENCE South 09 deg. 49 min. 17 sec. West, along the centerline of said V. Z. County Road No. 4912, a distance of 636.51 feet to a 1/2" diameter iron rod set for corner;

THENCE South 88 deg. 52 min. 00 sec. West, along said centerline, a distance of 351.47 feet to the PLACE OF BEGINNING and containing 10.473 acres of land.