NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

FILED
AT 2:35 O'CLOCK P M
DEC 30 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

DEED OF TRUST INFORMATION:

Date: 01/30/2006
Grantor(s): LUCIANO ESCOBEDO, A SINGLE PERSON
Original Mortgagee: LONG BEACH MORTGAGE COMPANY
Original Principal: $44,000.00
Recording Information: Instrument 00208691
Property County: Angelina
Property:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS, OUT OF THE SAMUEL BELL SURVEY, ABSTRACT NO. 87 AND BEING A PART OR PORTION OF THAT CERTAIN 7.1 ACRE TRACT DESCRIBED IN A DEED FROM BOBBY FAULKNER TO MARILYN FAULKNER DATED MAY 5, 1988 AND RECORDED IN VOLUME 771 ON PAGE 653 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES AND THE SAID TRACT OR PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING S 86 DEGREES 27` 47" E 372.76 FEET FROM AN AXLE (AT A FENCE CORNER) FOUND FOR THE NORTHWEST CORNER OF THE AFORESAID REFERRED TO FAULKNER 7.1 ACRE TRACT AND THE SOUTHWEST CORNER OF THAT CERTAIN 7.1 ACRE TRACT DESCRIBED IN A DEED FROM J.B. WARNER, ET UX TO CURTIS A SPIVEY, ET UX DATED SEPTEMBER 11, 1972 AND RECORDED IN VOLUME 391, ON PAGE 936 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS, A 1/2" ROD FOUND FOR CORNER IN THE NORTH BOUNDARY LINE OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID SPIVEY 7.1 ACRE TRACT, SAID ROD BEING APPROXIMATELY 2 FEET NORTH OF A FENCE, SAID ROD BEING THE NORTHEAST CORNER OF THAT CERTAIN 1.00 ACRE TRACT DESCRIBED IN A DEED FROM MARILYN FAULKNER TO FLOYD ERNEST MORGAN, ET AL DATED JANUARY 22, 2004 AND RECORDED IN VOLUME 1913 ON PAGE 185 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS; THENCE S 86 DEGREES 27` 47" E WITH THE NORTH BOUNDARY LINE OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE SOUTH BOUNDARY LINE OF THE SAID SPIVEY 7.1 ACRE TRACT, AT 1098.05 FEET THE NORTHEAST CORNER OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SAID SPIVEY 7.1 ACRE TRACT, A 1/2" PIPE SET FOR CORNER IN THE WEST MARGIN OF SOUTH FIRST STREET (APPROXIMATELY 30 FEET FROM THE EXISTING CENTERLINE), SAID PIPE WITNESSED BY A BOLT BEARING S 86 DEGREES 27` 47" E 8.37 FEET, AN END OF FENCE BEARING N 84 DEGREES E 6.2 FEET, AND A 1/2" ROD FOUND FOR A NORTHEAST CORNER OF THE SPIVEY 7.1 ACRE TRACT BEARING N 01 DEGREES 16` 14" E 187.97 FEET (CALLED 176 FEET); THENCE S 01 DEGREES 16` 14" W (CALLED SOUTH) WITH THE EAST BOUNDARY LINE OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE WEST MARGIN OF THE SAID SOUTH FIRST STREET, AT 193.48 FEET (CALLED 176 FEET) THE SOUTHEAST CORNER OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE NORTHEAST CORNER OF THAT CERTAIN 4.25 ACRE TRACT (4.75 ACRE SAVE AND EXCEPT 0.5 ACRE) DESCRIBED IN A DEED FROM MELVIN LINTON TO N.W. LINTON, ET UX DATED SEPTMEMBER 15, 1978 AND RECORDED IN VOLUME 480 ON PAGE 223 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS. A 1/2" PIPE FOUND FOR CORNER IN THE SOUTH MARGIN OF ABBOTT STREET, SAID PIPE BEING APPROXIMATELY 13 FEET FROM THE EXISTING OF THE SAID ABBOTT STREET AND APPROXIMATELY 31.5 FEET FROM THE EXISTING CENTERLINE OF THE SAID SOUTH FIRST STREET, SAID PIPE WITNESSED BY A POWER POLE BEARING N 04 DEGREES W 27.9 FEET AND A POWER POLE BEARING S 03 DEGREES W 34.2 FEET; THENCE N 88 DEGREES 57` 42" W (CALLED WEST) WITH THE SOUTH BOUNDARY LINE OF THE SAID FAULKNER 7.1 ACRE TRACT, THE SOUTH MARGIN OF THE SAID ABBOTT STREET, THE NORTH BOUNDARY LINE OF THE SAID FAULKNER 7.1 ACRE TRACT, THE SOUTH MARGIN OF THE SAID ABBOTT STREET, THE NORTH BOUNDARY LINE OF THE SAID 4.25 ACRE TRACT, THE NORTH BOUNDARY LINE OF THAT CERTAIN 1 ACRE TRACT DESCRIBED IN A DEED FROM DONALD BOE, ET AL TO BERNARD E. LABROZZI, JR. ET UX DATED AUGUST 29, 1990 AND RECORDED IN VOLUME 811 ON PAGE 76 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, THE NORTH BOUNDARY LINE OF THAT CERTAIN 0.570 ACRE TRACT DESCRIBED IN A DEED FROM JAMES D MORRISON TO DARRELL D BRYAN, ET UX DATED AUGUST 2, 2004 AND RECORDED IN VOLUME 2026 ON PAGE 173 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, THE NORTH BOUNDARY LINE OF HUNTINGTON HEIGHTS, A SUBDIVISION IN THE CITY OF HUNTINGTON, TEXAS, AS RECORDED IN CABINET C ON SLIDE 136-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS, THE NORTH BOUNDARY LINE OF THAT CERTAIN 0.793 ACRE TRACT DESCRIBED IN A DEED FROM OTELIAR THRAILKILL TO HAROLD DAVID CHENEY DATED MAY 16, 1996 AND RECORDED IN VOLUME 1060 ON PAGE 30 OF THE REAL PROPERTY RECORDS OF ANGELINA COUNTY, TEXAS, THE SOUTH BOUNDARY OF THE ORIGINAL 15 ACRE TRACT DESCRIBED IN VOLUME 72 ON PAGE 131 (WHICH IS THE PARENT TRACT OF THE SAID FAULKNER 7.1 ACRE TRACT AND THE 7.1 ACRE TRACT CALLS TO GO ALONG THE SOUTH BOUNDARY LINE OF THE SAID

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15 ACRE TRACT), AND WITH THE NORTH BOUNDARY LINE OF THE ORIGINAL 15 ACRE TRACT DESCRIBED IN VOLUME 370 ON PAGE 805 (WHICH IS THE PARENT TRACT OF THE SAID LINTON 4.25 ACRE TRACT, THE LABROZZI 1 ACRE TRACT, THE BRYAN 0.570 ACRE TRACT, THE SAID HUNTINGTON HEIGHTS, AND THE SAID CHENEY 0.793 ACRE TRACT, SAID TRACTS CALL TO GO ALONG THE NORTH BOUNDARY LINE OF THE SAID 15 ACRE TRACT), AT 224.96 FEET PASS ON LINE A 1/2" ROD FOUND FOR A NORTHWEST CORNER OF THE SAID 4.25 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 1 ACRE TRACT, AT 433.78 FEET PASS ON LINE A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 1 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID 0.570 ACRE TRACT (WITNESSED BY 1/2" PIPE BEARING N 31 DEGREES 01` 36" W 0.23 FEET), AT 553.07 FEET PASS ON LINE A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID 0.570 ACRE TRACT AND THE NORTHEAST CORNER OF THE SAID HUNTINGTON HEIGHTS (WITNESSED BY 1/2" ROD BEARING S 50 DEGREES 10` 16" E 0.20 FEET, A 1/2" PIPE BEARING N 59 DEGREES 24` 35" W 0.54 FEET, AND A 1/2" PIPE BEARING N 31 DEGREES 34` 26" W 0.91 FEET), AT 997.28 FEET PASS ON LINE A 1/2" PIPE FOUND FOR THE NORTHWEST CORNER OF THE SAID HUNTINGTON HEIGHTS AND THE NORTHEAST CORNER OF THE SAID 0.793 ACRE TRACT, AT 1091.18 FEET THE SOUTHEAST CORNER OF THE AFORESAID MORGAN 1.00 ACRE TRACT, A 1/2" PIPE SET FOR CORNER APPROXIMATELY 8.5 FEET FROM THE EXISTING CENTERLINE, SAID PIPE WITNESSED BY A 1/2" ROD BEARING N 88 DEGREES 57` 42" W 122.13 FEET AND A 1/2" PIPE BEARING N 88 DEGREES 57` 42" W 222.21 FEET (WHICH IS WITNESSED BY A 3/4" ROD FOUND FOR THE SOUTHWEST CORNER OF THE SAID FAULKNER 7.1 ACRE TRACT BEARING S 89 DEGREES 50` 18" W 149.67 FEET; THENCE N 00 DEGREES 09` 33" W WITH THE EAST BOUNDARY LINE OF THE SAID MORGAN 1.00 ACRE TRACT, AT 16.89 FEET PASS ON LINE A 1/2" ROD CALLED TO BE THE SOUTHEAST CORNER OF THE SAID MORGAN 1.00 ACRE TRACT, AT 23.88 FEET PASS ON LINE A 1/2" ROD, AT 241.41 FEET THE POINT AND PLACE OF BEGINNING AND CONTAINING 5.460 ACRES OF LAND, MORE OR LESS OF WHICH APPROXIMATELY 0.752 ACRE LIES WITHIN THE SAID ABBOTT STREET. BASIS OF BEARINGS: THE SOUTH BOUNDARY LINE OF THAT CERTAIN 1.17 ACRE TRACT DESCRIBED IN A DEED FROM JIMMIE HAYS BENTLEY, ET AL TO STEVE R. FREEMAN, ET UX DATED FEBRUARY 5, 1976 AND RECORDED IN VOLUME 435 ON PAGE 185 OF THE DEED RECORDS OF ANGELINA COUNTY, TEXAS (DEED CALL - S 89 DEGREES 42` W 100.00 FEET- FOUND 1/2" PIPES 99.98 FEET APART).

Reported Address: 592 SW 1ST STREET, HUNTINGTON, TX 75949

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2

Mortgage Servicer: JPMorgan Chase Bank, N.A.

Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-2

Mortgage Servicer Address: PO Box 1015238, Columbus, OH 43219

SALE INFORMATION:

Date of Sale: Tuesday, the 2nd day of February, 2016

Time of Sale: 1:00PM or within three hours thereafter.

Place of Sale: The Angelina County Courthouse Annex 606 East Lufkin Ave, Lufkin, TX in the hallway outside the Commissioner`s Courtroom adjacent to the Atrium; or the front steps of the main entrance to the Angelina County Courthouse if the Courtroom is closed for holidays or elections. in Angelina County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Angelina County Commissioner's Court.

Substitute Trustee(s): Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

Substitute Trustee Address: 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Robert LaMont, Sheryl LaMont, David Sims, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been

released from the lien of the Deed of Trust.

4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

Sheryl La Mont
12-30-15