SELECT PORTFOLIO SERVICING, INC. (SPS)
STUBBLEFIELD III, H. GANDY AND LISA
1004 DOGWOOD RIDGE DRIVE, DIBOLL, TX 75941

CONVENTIONAL
Our File Number: 10-002814

FILED
AT 3:30 O'CLOCK P M
JUN 15 2015
AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
By

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 25, 2005, H.G. ("GANDY") STUBBLEFIELD, III AND WIFE, LISA STUBBLEFIELD, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of **ANGELINA** COUNTY, TX and is recorded under Clerk's File/Instrument Number 00198397 Volume 2179, Page 244, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on January 8, 2015 under Cause No. CV-03378-14-08 in the 217th Judicial District, Angelina County, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, **July 7, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **ANGELINA** COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 ANGELINA, State of Texas:

BEING LOT NO. SIXTEEN (16), BLOCK ONE (1), DEER TRACE-SECTION 1, REVISED, A SUBDIVISION OF THE CITY OF DIBOLL, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT OF SAID SUBDIVISION OF RECORD IN CABINET C, SLIDE 9-A OF THE MAP AND PLAT RECORDS OF ANGELINA COUNTY, TEXAS.

Property Address:	1004 DOGWOOD RIDGE DRIVE DIBOLL, TX 75941
Mortgage Servicer:	SELECT PORTFOLIO SERVICING, INC.
Noteholder:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-2 ASSET BACKED NOTES 3815 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115

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.

Sheryl LaMont 6-15-15

SUBSTITUTE TRUSTEE
ROBERT LAMONT OR SHERYL LAMONT OR DAVID SIMS
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

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 military service to the sender of this notice immediately.

TTS