

408 MAGNOLIA AVENUE  
LUFKIN, TX 75904

HOME EQUITY POSTING WITH ORDER ATTACHED

**NOTICE OF SUBSTITUTE TRUSTEE SALE**  
(See TEX. CONST. art. XVI, § 50a(6) Order attached)

AT THE 11:00 O'CLOCK  
DEC 15 2014  
JUANNA CHASTAIN  
County Clerk, County of Angelina  
2018-06986

Assert and protect your rights as a member of the armed forces of the United States. If you are an active military 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 immediately.

1. **Date, Time, and Place of Sale.**

Date: January 06, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ANGELINA COUNTY COURTHOUSE MEETING ROOM (FIRST FLOOR) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated October 18, 2005 and recorded in Document CLERK'S FILE NO. 00204997 real property records of ANGELINA County, Texas, with TAMAR JONES, grantor(s) and LONG BEACH MORTGAGE COMPANY, A CORPORATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TAMAR JONES, securing the payment of the indebtednesses in the original principal amount of \$48,800.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR LONG BEACH MORTGAGE TRUST 2006-WL3 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 3, BLOCK 72, OF THE ORIGINAL TOWN OF LUFKIN, ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT, WHICH IS OF RECORD IN CABINET B, SLIDE 44-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. 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 lien securing the Property referenced above. SELECT PORTFOLIO SERVICING, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

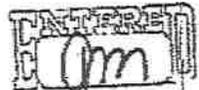
c/o SELECT PORTFOLIO SERVICING, INC.  
3815 SOUTHWEST TEMPLE  
SALT LAKE CITY, UT 84112

BEATRICE CARRILLO, JOHN EVANS, KEVIN MCCARTHY OR ZACH MCCARTHY  
Substitute Trustee

c/o  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS20120187406986



CAUSE NO. CV-03296-14-07

2014 OCT 15 PM 3:17

In Re: Order for Foreclosure  
Concerning  
408 MAGNOLIA AVENUE  
LUFKIN, TX 75904  
Under Tex. R. Civ. Proc. 736

IN THE DISTRICT COURT  
BY  DEPUTY

OF ANGELINA COUNTY, TEXAS

Petitioner: DEUTSCHE BANK  
NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR LONG BEACH  
MORTGAGE TRUST 2006-WL3

117TH JUDICIAL DISTRICT

Respondent(s): TAMAR JONES

**DEFAULT ORDER**

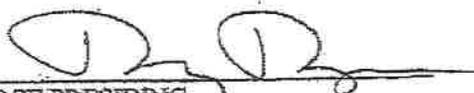
1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is:  
  
TAMAR JONES  
408 MAGNOLIA AVENUE  
LUFKIN, TX 75904  
  
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.
3. The property that is the subject of this foreclosure proceeding is commonly known as 408 MAGNOLIA AVENUE, LUFKIN, TX 75904 with the following legal description:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 3, BLOCK 72, OF THE ORIGINAL TOWN OF LUFKIN, ADDITION TO THE CITY OF LUFKIN, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAN, WHICH IS OF RECORD IN CABINET B, SLIDE 44-B, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

4. The lien to be foreclosed is indexed or recorded at CLERK'S FILE NO: 00204997 and recorded in the real property records of ANGELINA County, Texas.
5. The material facts establishing Respondent(s)'s default are alleged in Petitioner's application and the supporting affidavit. These facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with the applicable law and the loan agreement, contract, or lien sought to be foreclosed.

8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

Signed this 15 day of Oct, 2014.

  
JUDGE PRESIDING

SUBMITTED BY:

**BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP**

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