

SELECT PORTFOLIO SERVICING, INC. (SPS)
DODD, DELOYCE
8326 FM 58, LUFKIN, TX 75901

CONVENTIONAL
Firm File Number: 16-025549

FILED
AT 1:40 O'CLOCK AM

JUN 27 2024

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 22, 2004, DELOYCE DODD, A SINGLE WOMAN, 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 ANGELINA COUNTY, TX and is recorded under Clerk's File/Instrument Number 00191892 Volume 2088, Page 163, to which reference is herein made for all purposes.

AMY FINCHER
County Clerk, County Court at Law
Angelina County, Texas
mcs

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, August 6, 2024** 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, the Substitute Trustee 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:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN ANGELINA COUNTY, TEXAS AND BEING LOT 12, EMERALD FOREST SUBDIVISION, A SUBDIVISION IN ANGELINA COUNTY, TEXAS, AS THE SAME APPEARS UPON THE OFFICIAL MAP OR PLAT WHICH IS OF RECORD IN CABINET D, SLIDE 33-A, MAP AND PLAT RECORDS, OF ANGELINA COUNTY, TEXAS, TO WHICH REFERENCE IS HEREBY MADE FOR ANY AND ALL PURPOSES.

Property Address: 8326 FM 58
LUFKIN, TX 75901
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-
BACKED CERTIFICATES, SERIES 2005-1
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UT 84119

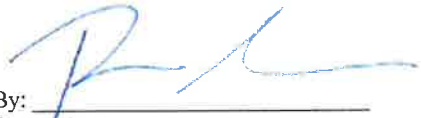
The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property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

**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**

SUBSTITUTE TRUSTEE

Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Sharon St. Pierre, Karen Lilley or Ronnie Hubbard
4600 Fuller Ave., Suite 400
Irving, TX 75038

WITNESS MY HAND this day June 24, 2024

By: 
Ronny George
Texas Bar # 24123104
rgeorge@logs.com
13105 Northwest Freeway, Suite 960
Houston, TX 77040


Posted by Sheryl LaMont, June 27, 2024.

Telephone No: (713) 462-2565
Facsimile No: (847) 879-4823
Attorneys for Deutsche Bank National Trust Company, as
Trustee, in trust for registered Holders of Long Beach
Mortgage Loan Trust 2005-1, Asset-Backed Certificates,
Series 2005-1

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.