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FILED FOR RECORD  
SHELBY COUNTY, TEXAS

2019 FEB 11 PM 12:48

JENNIFER L. FOUNTAIN  
COUNTY CLERK

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**SHELBY County**

**Deed of Trust Dated:** November 22, 2006

**Amount:** \$154,080.00

**Grantor(s):** MARY GREER and WILLIE GREER

**Original Mortgagee:** WASHINGTON MUTUAL BANK

**Current Mortgagee:** DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-9, ASSET-BACKED CERTIFICATES, SERIES 2006-9

**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. 2013001952

**Legal Description:** SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

WHEREAS MARY GREER is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on March 1, 2018 under Cause No. 17CV34196 in the Judicial District Court of SHELBY County, Texas

**Date of Sale:** March 5, 2019 between the hours of 1:00 PM and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the SHELBY 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.

SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS, SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN ADKINS, EVAN PRESS, ALLAN JOHNSTON, STEPHANIE KOHLER, CATRENA WARD, MARIEL MARROQUIN, VANESSA MCHANEY OR RONNIE HUBBARD 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.

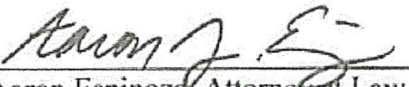
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.**

  
Aaron Espinoza, Attorney at Law

HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, SUITE 2800  
Houston, Texas 77002  
Reference: 2016-010745

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SHERYL LAMONT OR ROBERT LAMONT, DAVID SIMS,  
SHARON ST. PIERRE, HARRIETT FLETCHER, KATHLEEN  
ADKINS, EVAN PRESS, ALLAN JOHNSTON, STEPHANIE  
KOHLER, CATRENA WARD, MARIEL MARROQUIN, VANESSA  
MCHANEY OR RONNIE HUBBARD  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

**APPENDIX A**  
**Legal Description**

BEING ALL THAT CERTAIN TRACT OF LAND SITUATED IN SHELBY COUNTY, TEXAS IN THE TOWN OF TIMPSON AND BEING LOTS 7, 8, 9, 10, 11 AND 12 IN BLOCK NO. SIXTY-NINE (69), IN THE TOWN OF TIMPSON, AS SHOWN BY THE MAP AND PLAT OF SAID TOWN AND TO WHICH MAP AND PLAT, AND ITS RECORD REFERENCE, IS HERE MADE FOR FURTHER DESCRIPTION AND BEING THE LAND DESCRIBED IN THE WARRANTY DEED FROM WILLIAM R. TAYLOR TO WILLIE GREER AND WIFE, MARY GREER, DATED JANUARY 20, 2004, RECORDED IN VOLUME 980, PAGE 682, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS.

MORE COMMONLY KNOWN AS: 510 ROSS GRAVES DR, TIMPSON, TEXAS 75976  
PARCEL NO. R10795

**End Legal Description**