

SELECT PORTFOLIO SERVICING, INC. (SPS)
MORGAN, ESTATE OF KARL R
5629 AVENUE G 1/2, SANTA FE, TX 77510

CONVENTIONAL
Firm File Number: 20-035399

NOTICE OF TRUSTEE'S SALE

WHEREAS, on July 6, 2001, KARL R. MORGAN AND WIFE, BETTIE MORGAN, 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 GALVESTON COUNTY, TX and is recorded under Clerk's File/Instrument Number 2001037353, 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 Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, July 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Galveston 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 Galveston, State of Texas:

SEE EXHIBIT A

Property Address: 5629 AVENUE G 1/2
SANTA FE, TX 77510
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY FORMERLY KNOWN AS BANKERS
TRUST COMPANY OF CALIFORNIA, N.A., AS TRUSTEE FOR LONG BEACH
MORTGAGE LOAN TRUST 2001-3
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.

Patricia Poston

SUBSTITUTE TRUSTEE

Traci Yeaman, Tim Worstell, Stephen Mayers, Colette Mayers, Carl Meyers, Leb Kemp, Kelly McDaniel, Israel Curtis, John Sisk, Cary Corenblum, Evan Press, Joshua Sanders, Matthew Hansen, Patricia Poston, Nick Poston, David Poston, David Barry, Anna Sewart, Keith Wolfshohl, Byron Sewart, Helen Henderson or Melissa Kitchen
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.

015-85-0618

Loan No: 9680877
Borrower: KARL R. MORGAN

Data ID: 241

LEGAL DESCRIPTION

2.265 acres of land, being a part of Outlot 148 of Alta Loma Outlots in Galveston County, Texas, according to the map or plat thereof recorded in Volume 113, Page 9, in the Office of the County Clerk of Galveston County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found marking the common corner of Outlots 144, 145, 148 and 149, of Alta Loma Outlots;

THENCE South 00 deg. 02 min. 50 sec. East along and with the common line of Outlots 145 and 148, a distance of 150.0 feet to a 1 inch iron pipe set for the Southeast corner of the herein described tract;

THENCE South 89 deg. 57 min. 31 sec. West parallel with the north line of Outlot 148, a distance of 675.86 feet to a 1 inch iron pipe set for the Southwest corner of the herein described tract, in the east line of Avenue G 1/2 and the west line of Outlot 148;

THENCE North along and with the east line of Avenue G 1/2 and the west line of Outlot 148, a distance of 150.0 feet to a 1 inch iron pipe set for the Northwest corner of Outlot 148 and the Southwest corner of Outlot 149;

THENCE North 89 deg. 57 min. 31 sec. East along and with the common line of Outlot 148 and Outlot 149, a distance of 657.74 feet to the PLACE OF BEGINNING and containing 2.265 acres of land.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

Patricia Ritchie

2001 JUL 23 08:39 AM 2001037353
HOOD_P \$27.00
Patricia Ritchie, COUNTY CLERK
GALVESTON, TEXAS

FILED

Instrument Number: *FILED2020000568*

Filing Fee: 23.00

Number Of Pages:3

Filing Date: 05/21/2020 9:11AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*