

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

<b>Deed of Trust Date:</b> 1/21/2005	<b>Grantor(s)/Mortgagor(s):</b> FRANCISCO I. GARCIA, A SINGLE MAN
<b>Original Beneficiary/Mortgagee:</b> LONG BEACH MORTGAGE COMPANY, A CORPORATION	<b>Current Beneficiary/Mortgagee:</b> Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2005-2, Asset-Backed Certificates, Series 2005-2
<b>Recorded in:</b> <b>Volume:</b> 002-81 <b>Page:</b> 2649 <b>Instrument No:</b> Y327281	<b>Property County:</b> HARRIS
<b>Mortgage Servicer:</b> Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.	<b>Mortgage Servicer's Address:</b> 3217 S. Decker Lake Dr., Salt Lake City, UT 84119
<b>Date of Sale:</b> 1/7/2025	<b>Earliest Time Sale Will Begin:</b> 10am
<b>Place of Sale of Property:</b> 11,681 Square Feet area of covered concrete, being a 13,979 Square Feet area of covered concrete under the Bayou City Event Center Pavilion, save and except a 2,298 Square Feet Concession and Restroom area under said Pavilion, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.	

**Legal Description:** SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

In accordance with TEX. PROP. CODE §51.0076 and the Deed of Trust referenced above, the undersigned as attorney for Mortgagee or Mortgage Servicer does hereby remove the original Trustee and all successor substitute trustees and appoints in their stead, Jeff Leva, Sandy Dasigenis, Patricia Poston, Megan L. Randle, Ebbie Murphy, Wayne Daughtrey, Steve Leva, Nicole Durrett, Amar Sood, David Poston, Nick Poston, Chris Poston, Steve Leva or Nicole Durrett, Cole Patton, Myra Homayoun, Thuy Frazier, McCarthy & Holthus, LLP, as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original Trustee under their said Deed of Trust; and, further, does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein

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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**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.**

**NOTICE PURSUANT TO TEX. PROP. CODE § 51.002(i): ASSERT AND PROTECT YOUR RIGHTS AS MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE ARE SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL 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.**

Dated: 11/18/2024

Dated: November 21, 2024



SANDY DASIGENIS

Printed Name:



Thuy Frazier, Attorney  
McCarthy & Holthus, LLP  
1255 West 15th Street, Suite 1060  
Plano, TX 75075  
Attorneys for Select Portfolio Servicing, Inc.

Substitute Trustee  
c/o ServiceLink Auction  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

MH File Number: TX-18-55418-POS  
Loan Type: Conventional Residential

TENESHIA HUDSPETH, COUNTY CLERK, HARRIS COUNTY, TEXAS  
FRCL-2024-6405  
FILED 11/21/2024 10:48:12 AM

TX-18-55418-POS

EXHIBIT "A"

**A FIELDNOTE DESCRIPTION OF A TRACT OF LAND LOCATED IN HARRIS COUNTY, TEXAS, SITUATED IN THE O. SMITH SURVEY, ABSTRACT NO. 696, BEING THE EAST 23- FEET OF LOT 9, BLOCK 5 OF WESTMORELAND ADDITION AS RECORDED IN VOLUME 2, PAGE 6 OF THE HARRIS COUNTY MAP RECORDS AND BEING THE SAME LAND DESCRIBED IN DEED RECORDED UNDER CLERK'S FILE NO. K-765285 OF THE HARRIS COUNTY DEED RECORDS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCING AT A 5/8-INCH IRON ROD FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE FLORA AVENUE (60-FOOT R.O.W.) WITH THE SOUTH RIGHT-OF-WAY LINE OF EMERSON AVENUE (60 FOOT R.O.W.);**

**THENCE, EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 82.00 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;**

**THENCE, EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 23.00 FEET TO 5/8-INCH ROD FOUND FOR THE COMMON NORTH CORNER OF SAID LOT 9 AND LOT 8;**

**THENCE, SOUTH, ALONG THE COMMON LINE OF SAID LOTS, IN-PART WITH A WOOD FENCE, A DISTANCE OF 125.00 FEET TO A 1/2-INCH ROD SET FOR THE COMMON CORNER OF LOTS 8, 9, 11, AND 12;**

**THENCE, WEST, ALONG THE COMMON LINE OF SAID LOTS 9 AND 12, A DISTANCE OF 23.00 FEET TO A 1/2-INCH ROD SET FOR CORNER;**

**THENCE, NORTH, IN PART WITH A WOOD FENCE AND AN EXISTING PARTY WALL, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING AS SHOWN IN FILE NO. 04-84 IN THE OFFICE OF U.S. SURVEYING COMPANY, HOUSTON, TEXAS.**

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