

## NOTICE OF FORECLOSURE SALE

2017 SEP 28 PM 3:27

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 DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD 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.

JAMIE A. DIRAND  
CASS COUNTY CLERK

**1. Property to Be Sold.** The property to be sold is described as follows: ALL THAT CERTAIN 0.299 ACRE LOT OR PARCEL OF LAND SITUATED IN THE JANE RICHIE SURVEY, ABSTRACT NO. 877, CASS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK 4 OF THE CEDAR CREST SUBDIVISION, AS RECORDED IN VOLUME 2, PAGE 78 OF THE PLAT RECORDS OF CASS COUNTY, TEXAS, AND BEING ALL OF A TRACT OF LAND CONVEYED FROM HELEN CALHOUN TO JOHN T. HANCOCK, ET UX BY WARRANTY DEED DATED 10, 2002 AND RECORDED IN VOLUME 1181, PAGE 96 OF THE REAL PROOPERTY RECORDS OF CASS COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 12/23/2002 and recorded in Book 1183 Page 116 Document 020055 real property records of Cass County, Texas.

**3. Date, Time, and Place of Sale.** The sale is scheduled to be held at the following date, time, and place:

Date: 11/07/2017

Time: 10:00 AM

Place: Cass County Courthouse, Texas at the following location: THE NORTH ENTRANCE OF THE NORTH BUILDING OF THE CASS COUNTY LAW ENFORCEMENT AND JUSTICE CENTER FACILITY LOCATED AT 604 HIGHWAY 8 NORTH, LINDEN, TEXAS OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.


**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust.


**5. Obligations Secured.** The Deed of Trust executed by JOHN T. HANCOCK AND TAMI C. HANCOCK, provides that it secures the payment of the indebtedness in the original principal amount of \$51,600.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2 is the current mortgagee of the note and deed of trust and SELECT PORTFOLIO SERVICING, INC. is mortgage servicer. A servicing agreement between the mortgagee, whose address is Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2 c/o SELECT PORTFOLIO SERVICING, INC., 3217 S. Decker Lake Dr., Salt Lake City, UT 84119 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Order to Foreclose.** Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2003-2, Asset-Backed Certificates, Series 2003-2 obtained a Order from the 5th District Court of Cass County on 03/16/2017 under Cause No. 16C684. The mortgagee has requested a Substitute Trustee conduct this sale pursuant to the Court's Order.

**7. Substitute Trustee(s) Appointed to Conduct Sale.** In accordance with Texas Property Code Sec. 51.0076, the undersigned attorney for the mortgage servicer has named and appointed, and by these presents does name and appoint ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE, RONNIE HUBBARD OR ALLAN JOHNSTON, Substitute Trustee to act under and by virtue of said Deed of Trust.

**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.**

  
Mackie Wolf Zientz & Mann, P.C.  
Brandon Wolf, Attorney at Law  
L. Keller Mackie, Attorney at Law  
Lori Liane Long, Attorney at Law  
Tracey Midkiff, Attorney at Law  
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14160 North Dallas Parkway  
Dallas, TX 75254

  
ROBERT LAMONT, DAVID SIMS, HARRIETT  
FLETCHER, SHERYL LAMONT, SHARON ST. PIERRE,  
RONNIE HUBBARD OR ALLAN JOHNSTON  
c/o AVT Title Services, LLC  
1101 Ridge Rd. Suite 222  
Rockwall, TX 75087

## Certificate of Posting

I am \_\_\_\_\_ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on \_\_\_\_\_ I filed this Notice of Foreclosure Sale at the office of the Cass County Clerk and caused it to be posted at the location directed by the Cass County Commissioners Court.

