

at 9:15 FILED A M
o'clock

SELECT PORTFOLIO SERVICING, INC. (SPS)
DUBOIS JR., CALVIN R. AND LESLEY A.
1484 COUNTY ROAD 2058, LIBERTY, TX 77575

CONVENTIONAL
Firm File Number: 12-009315

APR 15 2019

LEE H. CHAMBERS
COUNTY CLERK, LIBERTY COUNTY, TEXAS
BY Adrian Driver DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on January 26, 2006, CALVIN R. DUBOIS, JR. AND WIFE, LESLEY A. DUBOIS, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., A CALIFORNIA CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of LIBERTY COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006001698, 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 Texas Home Equity Security Instrument; and

WHEREAS, an Order to Proceed with Notice of Foreclosure Sale and Foreclosure Sale was entered on February 27, 2019 under Cause No. CV1914084 in the 75TH Judicial District Court of Liberty COUNTY, TEXAS.;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, June 4, 2019** 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, I will sell said Real Estate in the area designated by the Commissioners Court, of **Liberty** 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 Liberty, State of Texas:

THE WEST 5 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND;

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND SITUATED IN LIBERTY COUNTY, TEXAS OUT OF THE H & T C R R #177 SURVEY, A-269, SAID TRACT BEING MORE FULLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 1484 COUNTY ROAD 2058
LIBERTY, TX 77575
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2006-1
ASSET BACKED NOTES
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

Tommy Jackson
SUBSTITUTE TRUSTEE
Tommy Jackson, Tiffany Beggs, Ron Harmon or Carolyn Cicco
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.

Exhibit "A"

THE WEST 5 ACRES OF THE FOLLOWING DESCRIBED TRACT OF LAND;

All that certain lot, tract or parcel of land lying and situated in Liberty County, Texas out of the H & T C R R #177 Survey, A-269, said tract being more fully described in Exhibit "A" attached hereto and made a part hereof for any and all purposes

The Company is prohibited from insuring the area or quantity of the land herein described hereon. Therefore, the company does not represent that the acreage or square footage calculations are correct. References to quantity are for informational purposes only.

Exhibit "A"

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 15.08 acres in the H & T C No 177, Survey A-269, in Liberty County, Texas, and being a part of a 394.788 acre tract deed from Lucian M. Bukowski, Jr., et al to W R Coffey, Trustee dated October 23, 1997 and recorded in Volume 1692, Page 6 of the Liberty County Official Records in Liberty County, Texas and said 15.08 acre tract being more particularly described by metes and bounds as follows, to wit

BEGINNING at a set iron pin for corner, near a fence and in the West line of the said 394.78 acre tract and in the East margin of Tanner Road or County Road No. 2058 and same being the Northwest corner of a 15.12 acre tract, surveyed same date and same being South 1° 07' 21" West 1,868.66 feet from the Northwest corner of the said 394.78 acre tract,

THENCE North 1° 07' 21" East with a fence and with the East margin of Tanner Road and with the West line of the said 394.78 acre tract, a distance of 308.24 feet to an iron pin for corner in the said line and same being the Southwest corner of a 15.03 acre tract surveyed same date,

THENCE North 89° 26' 59" East with the South line of the said 15.03 acre tract and across the said 394.78 acre tract a distance of 2,126.72 feet to a set iron pin for corner, at a fence and in the westernmost East line of the said 394.78 acre tract and in the West line of a 47.414 acre tract, recorded in Volume 1490, Page 219 of the Liberty County Official Records and same being the Southeast corner of the said 15.03 acre tract,

THENCE South 0° 50' 46" East with a fence and with the West line of the said 47.414 acre tract and with the westernmost East line of the said 394.78 acre tract a distance of 308.11 feet to a set iron pin for corner in the said line and same being the Northeast corner of said 15.12 acre tract,

THENCE South 89° 26' 59" West with the North line of the said 15.12 acre tract and across the said 394.78 acre tract a distance of 2,137.31 feet to the PLACE OF BEGINNING