

NOTICE OF SUBSTITUTE TRUSTEE SALE

DEC 13 2022

Deed of Trust Date:
8/3/2000

Grantor(s)/Mortgagor(s):
HORACE A. SPENCER, A SINGLE MAN

SUSAN STRICKLAND
COUNTY CLERK, VAN ZANDT CO., TX
BY _____ DEP

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as Trustee for the
Asset Backed Securities Corporation Long Beach Home
Equity Loan Trust 2000-LB1 Home Equity Loan Pass-
Through Certificates, Series 2000-LB1

Recorded in:
Volume: 1576
Page: 401
Instrument No: N/A

Property County:
VAN ZANDT

Mortgage Servicer:
Select Portfolio Servicing, Inc. is representing the Current
Beneficiary/Mortgagee under a servicing agreement with the
Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
3217 S. Decker Lake Dr.,
Salt Lake City, UT 84119

Legal Description: ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND BEING LOTS 35 AND 36 OF WILLOW LAKE ESTATES UNIT 3, SUBDIVISION. ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN VOLUME 7, PAGE 19 (GLIDE 147A) MAP AND PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS.

Date of Sale: 2/7/2023

Earliest Time Sale Will Begin: 10am

Place of Sale of Property: THE STEPS OF THE NORTH ENTRANCE TO THE VAN ZANDT COUNTY COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

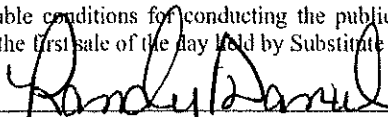
The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

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.

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.



Randy Daniel, Cindy Daniel, Jim O'Bryant
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
McCARTHY & HOLTHUS, L.L.P.
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

MH File Number: TX-22-95536-POS
Loan Type: Conventional Residential