

SELECT PORTFOLIO SERVICING, INC. (SPS)
GAST II, KENNETH A. AND KATHY
5992 FARM ROAD 1870, SULPHUR SPRINGS, TX 75482

CONVENTIONAL
Firm File Number: 09-007062

FILED FOR RECORD
HOPKINS COUNTY, TEXAS

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 28, 2004, KENNETH A. GAST, II AND WIFE, KATHY GAST, 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 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 HOPKINS COUNTY, TX and is recorded under Clerk's File/Instrument Number 6251 Volume 499, Page 356, to which reference is herein made for all purposes.

2019 OCT 31 P 2: 47
DEPUTY
BY _____ DEPUTY

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

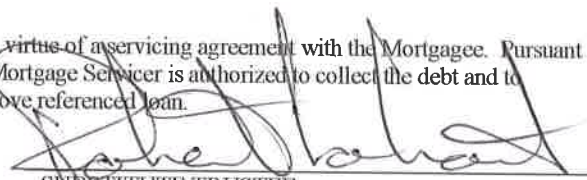
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, January 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Hopkins 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 Hopkins, State of Texas:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE S.H. NORRIS SURVEY, ABST. NO. 689, LOCATED ABOUT 5.52 MILES S. 63 DEGREES E. FROM THE CITY OF SULPHUR SPRINGS, HOPKINS COUNTY, TEXAS, BEING A PART OF THAT CERTAIN 16.673 ACRES DESCRIBED IN A DEED FROM BRODY B. BAIRD AND WIFE, APRIL L. BAIRD TO E. RUTH MELLORE AND MORRIS O. MELLORE, DATED 4-6-1994, RECORDED IN VOL. 176, PAGE 190, REAL PROPERTY RECORDS, HOPKINS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 5992 FARM ROAD 1870
SULPHUR SPRINGS, TX 75482
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE OWNERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2004-4 ASSET BACKED NOTES
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.



SUBSTITUTE TRUSTEE
Sue Spasic, Robert LaMont, Sheryl LaMont, Harriet Fletcher, Ronnie Hubbard, Sharon St. Pierre, Allan Johnston or Zoran W. Spasic
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

10-31-19

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"

All that certain tract or parcel of land situated in the S.H. NORRIS SURVEY, ABST. NO. 689, located about 5.52 miles S. 63° E. from the City of Sulphur Springs, Hopkins County, Texas, being a part of that certain 16.673 acres described in a deed from Brody B. Baird and wife, April L. Baird to E. Ruth Mellore and Morris O. Mellore, dated 4-6-1994, recorded in Vol. 176, Page 190, Real Property Records, Hopkins County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/2" rebar marked with "COOPER SUR." Cap on the most easterly Southeast corner of said 16.673 acre tract, being on the Northeast corner of a 13.756 acre tract described in a deed to C.W. (Cephis) Gregory and wife, Marta Gregory, dated 11-29-1999, recorded in Vol. 318, Page 463, Real Property Records and being on the West boundary line of F.R. Hwy. 1870 (60 feet from the center);

THENCE N. 89° 49' 09" W. (bearing basis) along the fenced North boundary line of said 13.756 acre tract and the fenced South boundary line of said 16.673 acre tract a distance of 724.51 feet to a found 3/8" rebar on the Northwest corner of said 13.756 acre tract being on an internal corner of said 16.673 acre tract;

THENCE N. 0° 13' 07" E. along an existing fence a distance of 424.84 feet to a 1/2" rebar set for a corner;

THENCE S. 87° 22' 17" E. along an existing fence a distance of 45.60 feet to a 1/2" rebar set for a corner;

THENCE N. 28° 26' 34" E. a distance of 232.44 feet to a 1/2" rebar set for a corner being on the North boundary line of said 16.673 acre tract, and being on the West boundary line of said F.R. Hwy. 1870;

THENCE along the West boundary line of said F.R. Hwy. 1870 and the North boundary line of said 16.673 acre tract on a curve to the right in a Southeasterly direction (long chord bears S. 41° 59' 41" E. a distance of 846.89 feet) whose radius is 1085.92 feet and whose central angle for this part is 45° 54' 07" an arc distance of 869.97 feet to the place of beginning.

CONTAINING 6.991 ACRES of land.

BEING the same land described in a deed from Sharon E. Buti to Kathy Gast, dated 7-26-2000, recorded in Vol. 336, Page 852, Real Property Records, Hopkins County, Texas.