

NOTICE OF TRUSTEE'S SALE

FEB 06 2025

WHEREAS, on October 3, 2003, CHESTER GATES AND WIFE, DEBRA GATES, executed a Deed of Trust/Security Instrument conveying to TROY GOTSCHALL, as Trustee, the Real Estate to LONG BEACH MORTGAGE COMPANY, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number , in Book 756, at Page 044, in the DEED OF TRUST OR REAL PROPERTY RECORDS of TYLER COUNTY, TEXAS; and

DONICE GREGORY, COUNTY CLERK
TYLER COUNTY, TEXAS
By _____

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 4, 2025** between ten o'clock AM and four o'clock PM and beginning not earlier than 01:00 PM or not later than three hours thereafter, I will sell said Real Estate at Tyler County Courthouse, 100 West Bluff, Woodville, TX 75979 in **TYLER COUNTY, TEXAS** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners' Court, of said 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 was posted.

Said Real Estate is described as follows: 1.19 ACRE TRACT AND 0.042 ACRE ACCESS EASEMENT. BEING A 1.19 ACRE TRACT OF LAND MORE OR LESS, AND A 0.042 ACRE ACCESS EASEMENT, MORE OR LESS, OUT OF AND A PART OF THE LARANY LEWIS LEAGUE, ABSTRACT NUMBER 431, TYLER COUNTY, TEXAS AND ALSO BEING OUT OF AND A PART OF THE CALLED 4.34 ACRE TRACT CONVEYED TO ROBERT E. BOYKIN AND WIFE, JANIE COLLIER BOYKIN, IN DEED RECORDED IN VOLUME 652, PAGE 124 OF THE OFFICIAL PUBLIC RECORDS OF TYLER COUNTY, TEXAS AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT A 3" CONCRETE FOUND AT THE SOUTHWEST CORNER OF SAID SOUTHWEST CORNER OF SAID 4.34 ACRE TRACT; THENCE NORTH 04° 06' 00" WEST ALONG AND WITH THE WEST LINE OF SAID 4.34 ACRE TRACT 294.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "SESCO" SET IN THE CURVE TO THE LEFT IN THE SOUTH RIGHT OF WAY LINE OF FM HIGHWAY 256; THENCE NORTHEASTERLY ALONG AND WITH SAID CURVE TO THE LEFT, SAID CURVE TO THE LEFT HAS A CENTRAL ANGLE OF 00° 53' 47". A RADIUS OF 1959.86 FEET AND A CHORD WHICH BEARS NORTH 57° 46' 15" EAST 30.66 FEET, AND THE SOUTH RIGHT OF WAY LINE OF SAID FM HIGHWAY 256 A DISTANCE OF 30.66 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER AND PLACE OF BEGINNING; THENCE NORTHEASTERLY CONTINUING ALONG AND WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 01°04'34". A RADIUS OF 1959.86 FEET AND A CHORD WHICH BEARS NORTH 56°47'05" EAST 36.81 FEET AND THE SOUTH RIGHT OF WAY LINE OF SAID FM HIGHWAY 256 A DISTANCE OF 36.81 FEET A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; THENCE WITH AN EXISTING CHAIN LINK FENCE AS FOLLOWS: SOUTH 56°59'44" EAST 238.36 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; SOUTH 71°30'47" EAST 111.31 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; SOUTH 01°26'29" WEST 100.5 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER;

NORTH 84°15'44" WEST 110.60 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 84°56'23" WEST 131.70 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 81°17'52" WEST 36.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 49°35'22" WEST 22.76 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 27°24'04" WEST 31.91 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 16°08'24" WEST 30.31 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; NORTH 09°00'33" WEST 70.59 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; THENCE NORTH 04°06'00" WEST 75.67 FEET THE PLACE OF BEGINNING. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 1.19 ACRE OF LAND, MORE OR LESS.

THERE IS ALSO INCLUDED HEREIN AN ACCESS EASEMENT CONTAINING 0.042 ACRE OF LAND, MORE OR LESS, BEING MORE COMPLETELY DESCRIBED AS FOLLOWS: COMMENCING AT A 3" CONCRETE MONUMENT FOUND FOR THE SOUTHWEST CORNER OF SAID ROBERT E. BOYKIN ET UX CALLED 4.34 ACRE TRACT; THENCE NORTH 04° 06' 00" WEST ALONG AND WITH THE WEST LINE OF SAID 4.34 ACRE TRACT 294.85 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "SESCO" SET IN THE CURVE TO THE LEFT IN THE SOUTH RIGHT OF WAY LINE OF FM HIGHWAY 256 FOR THE PLACE OF BEGINNING; THENCE NORTHEASTERLY ALONG AND WITH SAID CURVE TO THE LEFT, SAID CURVE TO THE LEFT HAS A CENTRAL ANGLE OF 01°04'34". A RADIUS OF 1959.86 FEET AND A CHORD WHICH BEARS NORTH 56°47'05" EAST 36.81 FEET, AND THE SOUTH RIGHT OF WAY LINE OF SAID FM HIGHWAY 256 A DISTANCE OF 30.66 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S AND J INC RPLS 2079" FOUND FOR CORNER; THENCE SOUTH 04°06'00" EAST 75.67 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "S & J INC RPLS 2079" FOUND FOR CORNER; THENCE SOUTH 85°54'00" WEST A DISTANCE OF 27.04 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "SESCO" SET IN THE SAID ROBERT E. BOYKIN ET UX WEST LINE; THENCE NORTH 04°06'00" WEST WITH THE SAID ROBERT E. BOYKIN ET UX WEST LINE A DISTANCE OF 61.21 FEET TO THE PLACE OF BEGINNING. SAID ACCESS EASEMENT CONTAINS 0.042 ACRE OF LAND, MORE OR LESS.

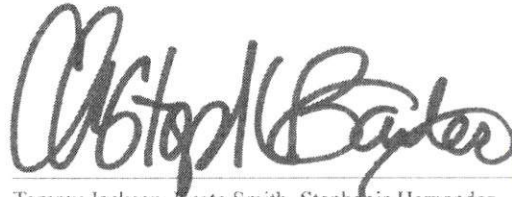
Property Address: 2392 FM 256, WOODVILLE, TX 75979
Mortgage Servicer: BANK OF AMERICA, N.A.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS
TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS OF
MORGAN STANLEY ABS CAPITAL I INC, TRUST 2004-SD3.
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-
SD3
7105 CORPORATE DRIVE, PLANO, TX 75024-4100

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.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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 duty military service to the sender of this notice immediately.

WITNESS MY HAND this 3rd day of FEBRUARY 2025



Keata Smith

Tommy Jackson, Keata Smith, Stephanie Hernandez,
Carolyn Ciccio, Evan Press, Amy Olan, Kathleen
Adkins, Michael Kolak, Auction.com, Ron Harmon,
Tiffany Beggs, Marinosci Law Group, PC
Christopher K Baxter

Substitute Trustee Address:

Marinosci Law Group, P.C.
16415 Addison Road, Suite 725
Addison, TX 75001
(972) 331-2300