

2017-83
FILED FOR RECORD
AT 1:55 O'CLOCK P.M.
JUL 27 2017

SELECT PORTFOLIO SERVICING, INC. (SPS)
BRUYERE, LAURA A. AND MICHAEL J.
208 WEST COLLEGE STREET, BLOOMING GROVE, TX
76626

CONVENTIONAL
Firm File Number: 15-020486

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk
NAVARRO COUNTY, TEXAS
BY _____ DEPUTY

WHEREAS, on June 22, 2006, LAURA A. BRUYERE JOINED HEREIN PRO FORMA BY HER HUSBAND, MICHAEL J. BRUYERE, as Grantor(s), executed a Deed of Trust conveying to ALLAN B. POLUNSKY, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00006632, 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 Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, September 5, 2017 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Navarro 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 Navarro, State of Texas:

ALL THOSE CERTAIN LOTS, TRACTS OR PARCELS OF LAND LYING AND BEING SITUATED IN THE TOWN OF BLOOMING GROVE, NAVARRO COUNTY, TEXAS, AND BEING ALL OF LOT NO. 5 AND THE WEST 27 FEET OF LOT NO. 6, BLOCK A OF THE CARRUTHERS ADDITION TO THE TOWN OF BLOOMING GROVE, NAVARRO COUNTY, TEXAS, A PLAT OF WHICH SAID ADDITION IS OF RECORD IN NAVARRO COUNTY, TEXAS, AND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 208 WEST COLLEGE STREET
BLOOMING GROVE, TX 76626
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-7, ASSET-BACKED CERTIFICATES, SERIES 2006-7
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.

Lori Garner
SUBSTITUTE TRUSTEE
Sharon St. Pierre, Robert LaMont, Sheryl LaMont, Randy Daniel, Cindy Daniel, Lori Garner, Ronnie Hubbard or Allan Johnston
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Limestone

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Lori Garner, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27th day of July, 2017.
20__.



Kim Baldwin
NOTARY PUBLIC in and for _____ COUNTY,
Limestone My commission expires: *9-6-18*
Type or Print Name of Notary
Kim Baldwin

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 those certain lots, tracts or parcels of land lying and being situated in the Town of Blooming Grove, Navarro County, Texas, and being all of Lot No. 5 and the West 27 feet of Lot No. 6, Block A of the Carruthers Addition to the Town of Blooming Grove, Navarro County, Texas, a Plat of which said Addition is of record in Navarro County, Texas, and described by metes and bounds as follows:

BEGINNING at the Southwest corner of said Lot No. 5, being in the North line of College Street;

THENCE in an Easterly direction and with the South line of Lot No. 5 and Lot No. 6 a distance of 100 feet to a point in the South line of said Lot 6;

THENCE in a Northerly direction and parallel to the East and West side of said Lot 6, 120 feet to a point in the North line of said Lot 6, which said point is in the South line of an alley running through said Block;

THENCE in a Westerly direction and with and along the South line of said alley a distance of 60 feet, more or less, to the Northwest corner of said Lot 5;

THENCE in a southerly direction and with and along the West line of said Lot 5, 130 feet, more or less, to the PLACE OF BEGINNING.

Filed for Record in:
Navarro County

On: Jun 28, 2006 at 10:31A

As a
Recording

Document Number: 00006632

Amount: 40.00

Receipt Number - 9482
By:
Gara Chandler

STATE OF TEXAS COUNTY OF NAVARRO
I hereby certify that this instrument was
filed on the date and time stamped hereon by me and
was duly recorded in the volume and page of the
record records of Navarro County
as stamped hereon by me.

Jun 28, 2006

Sherry Doed, County Clerk
Navarro County