

SELECT PORTFOLIO SERVICING, INC. (SPS)
FURRH, CONNIE
1410 VZ CR 1803, GRAND SALINE, TX 75140

CONVENTIONAL
Firm File Number: 18-031704

FILED FOR RECORD

2019 MAR 11 AM 9:06

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 18, 2003, CONNIE FURRH, AN UNMARRIED WOMAN, as Grantor(s), executed a Texas Home Equity Security Instrument conveying to ELDON L. YOUNGBLOOD, as Trustee, the Real Estate herein described, to NEW CENTURY MORTGAGE CORPORATION in payment of a debt therein described. The Texas Home Equity Security Instrument was filed in the real property records of VAN ZANDT COUNTY, TX and is recorded under Clerk's File/Instrument Number 00013875, to which reference is herein made for all purposes. SUSAN BRICKLAND
CLERK OF COUNTY CLERK
VAN ZANDT CO., TX
DEP.

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 28, 2019 under Cause No. 19-00007 in the 294th Judicial District Court of Van Zandt COUNTY, TEXAS.;

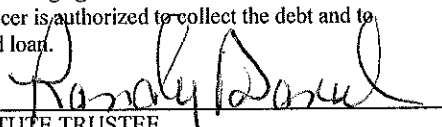
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, May 7, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Van Zandt county, pursuant 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 Van Zandt, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES RAWLS SURVEY, A-705, AND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN DEED DATED JANUARY 21, 1953 FROM D.W. SORRELLS AND WIFE, MARGARET SORRELLS TO DALE W. JARMON, RECORDED IN VOLUME 548, PAGE 125, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND ALSO KNOWN AS LOT 1 OF CEDAR GROVE ESTATES, VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN GLIDE 152A, PLAT RECORDS OF VAN ZANDT 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: 1410 VZ CR 1803
GRAND SALINE, TX 75140
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2
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.


SUBSTITUTE TRUSTEE
Kevin Key, Randy Daniel, Cindy Daniel or Jim O'Bryant
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"

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE JAMES RAWIS SURVEY, A-705, AND BEING A PART OF THAT TRACT OF LAND AS DESCRIBED IN DEED DATED JANUARY 21, 1953, FROM D. W. SORRELLS AND WIFE, MARGARET SORRELLS TO DALE W. JARMON, RECORDED IN VOLUME 548, PAGE 125, OF THE DEED RECORDS OF VAN ZANDT COUNTY, TEXAS, AND ALSO KNOWN AS LOT 1 OF CEDAR GROVE ESTATES, VAN ZANDT COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN GLIDE 152A, PLAT RECORDS OF VAN ZANDT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET FOR CORNER ON THE SOUTH B L OF THE ABOVE MENTIONED RAWIS SURVEY, N 88° 57' E 1856.67 FEET FROM ITS SOUTHWEST CORNER;

THENCE N 0° 49' 06" WEST 150.0 FEET TO AN IRON RED SET FOR CORNER;

THENCE N 88° 57' EAST 100.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE S 0° 49' 06" EAST 150.00 FEET TO AN IRON ROD SET FOR CORNER;

THENCE S 88° 57' WEST 100.00 FEET TO THE PLACE OF BEGINNING CONTAINING THIRTY-FOUR ONE HUNDREDTHS (0.34) OF AN ACRE OF LAND.

BEING THE SAME LAND IN WARRANTY DEED WITH VENDOR'S LIEN DATED JULY 13, 1981, FROM THOMAS MONK TO CONNIE L. FURRH, RECORDED IN VOLUME 960, PAGE 372, DEED RECORDS AT VAN ZANDT COUNTY, TEXAS.