

Current Borrower: LARRY K. GRAHAM, A SINGLE MAN
MH File Number: TX-15-25479-FC
VA/FHA/PMI Number:
Loan Type: Conventional Residential
Property Address: 1570 E. FM 27, WORTHAM, TX 76693

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
1/12/2005

Grantor(s)/Mortgagor(s):
LARRY K. GRAHAM, A SINGLE MAN

Original Beneficiary/Mortgagee:
LONG BEACH MORTGAGE COMPANY, A
CORPORATION

Current Beneficiary/Mortgagee:
Deutsche Bank National Trust Company, as
Trustee for Long Beach Mortgage Loan Trust
2005-2

Recorded in:
Volume: 01308
Page: 00618
Instrument No: 05000716

Property County:
FREESTONE

Mortgage Servicer:
JPMorgan Chase Bank, National Association is
representing the Current Mortgagee under a
servicing agreement with the Current Mortgagee.

Mortgage Servicer's Address:
1111 Polaris Parkway, Columbus, OH 43240


Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Date of Sale: 2/2/2016

Earliest Time Sale Will Begin: 11:00AM

Place of Sale of Property: THE FRONT STEPS OF THE COURTHOUSE (SOUTH ENTRANCE) 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.


Robert LaMont, Sharon St. Pierre, Sheryl LaMont
or David Sims
or Cole D. Patton
or Catherine Allen-Rea
MCCARTHY HOLTHUS - TEXAS, LLP
ATTN: SALES
1255 West 15th Street, Suite 1060
Plano, TX 75075

01-11-16

TX-15-25479-FC

EXHIBIT "A"

0.579 acre

All that certain lot, tract or parcel of land situated in the James Strickland Survey, A-550, Freestone County, Texas. Being 0.579 acre of land and being all of the land described in a Deed of Trust, dated February 26, 2003 and recorded in Volume 1227, Page 444 from Larry K. Graham and Penny A. Graham to Kyle Brizeudine, Trustee, First Mexia Bank, Mexia, Texas. Said 0.579 acre tract described to wit:

Beginning at a ½" iron rod found in concrete for this southeasterly corner, said point being in the northeasterly r.o.w. of Farm Market Road 27 (100' r.o.w.). Said point also being the southwesterly corner of the J. David Gregory, 2.00 acre tract, Vol. 898, Pg. 871;

THENCE North 64 degrees 10 minutes West, (Basis of Bearing per deed) 127.44 feet along said r.o.w. to a 1" iron pipe found at fence corner for this southwesterly corner, said point being the southeast corner of the John T. Lansford, 34.6 acre tract, Vol. 898, Pg. 880;

THENCE North 26 degrees 36 minutes 59 seconds East, 198.23 feet along an old wire fence on the easterly line of the Lansford tract to a 1" iron pipe found for this northwesterly corner at an old cross tie fence post;

THENCE South 64 degrees 21 minutes 30 seconds East, 126.59 feet along an old wire fence to a ½" iron rod found for this northeasterly corner under a 2" iron pipe fence;

THENCE South 26 degrees 22 minutes 11 seconds West, (line not fenced) 198.84 feet along the westerly line of the Gregory tract to the point of beginning, containing 0.579 acre of land, more or less.

I hereby certify that the above description depicts an on the ground survey made by me or under my directions, at the request of Larry Graham, during December 2004 and that the facts as stated herein are those found at the time of said survey.

FILED FOR RECORD IN
Freestone County
Linda Jarvis
COUNTY CLERK
ON: Jan 11, 2016 AT 02:41P
as Notice of Trustee Sale

Total Fees : 8.00
Receipt Number - 134598
By: Addie Crais, Deputy

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Sharon St. Pierre

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