


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2022-0026 <b>RECORDED DATE:</b> 05/26/2022 03:26:13 PM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 3
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 936433 - 1 Doc(s) <b>Document Page Count:</b> 2 <b>Operator Id:</b> Lede	
<b>RETURN TO:</b> () MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	<b>SUBMITTED BY:</b> MOLLIE MCCOSLIN PO BOX 148 WORTHAM, TX 76693 903-388-2002	
DOCUMENT # : FC-2022-0026 RECORDED DATE: 05/26/2022 03:26:13 PM  I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.  <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>            Limestone County Clerk         </div> </div>		

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
HIBBARD, GLENDA AND ESTATE OF JOE G.  
2216B FM 39, FARRAR, TX 75839

CONVENTIONAL  
Firm File Number: 18-030982

### **NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 7, 2004, JOE G. HIBBARD AND WIFE, GLENDA HIBBARD, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of LIMESTONE COUNTY, TX and is recorded under Clerk's File/Instrument Number 044610 Volume 1153, Page 599, 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, July 5, 2022** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate at the County Courthouse in LIMESTONE COUNTY, TX 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Limestone, State of Texas:

BEING AN 0.83 ACRE-TRACT. OF LAND SITUATED IN THE M. C. RAJON SURVEY, A-4, LIMESTONE COUNTY, TEXAS, ADJACENT TO THE WEST SIDE OF F.M. ROAD 39 IN THE COMMUNITY OF FARRAR, AND BEING ALL OF THAT CALLED SECOND TRACT AND PART OF THAT FIRST TRACT DESCRIBED IN THE DEED DATED AUGUST 29, 1983 FROM RAYMOND L WARREN TO JOSEPH EDWARD RATHER RECORDED IN VOL. 712, PG. 386. DEED RECORDS OF LIMESTONE COUNTY, TEXAS, SAID 0.838 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD IN THE WEST RIGHT OF WAY LINE OF F.M. ROAD 39 FOR SOUTHEAST CORNER OF SAID SECOND TRACT AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF THE B. W. THOMPSON TRACT OF RECORD IN VOL. 910. PG. 420;

THENCE S.54°00'W 100.00 FT. TO A FOUND ½" IRON ROD FOR AN ANGLE CORNER OF SAID THOMPSON TRACT AND FOR SOUTHWEST CORNER OF THIS TRACT IN THE EAST LINE OF RAILROAD AVE.  
(UNDEVELOPED);

THENCE N.36°00'W,, AT 255.0 FT. THE NORTHWEST CORNER OF SAID SECOND TRACT AND SOUTHWEST CORNER OF SAID FIRST TRACT, IN ALL, 361.17 FT. TO A SET ½" IRON ROD IN THE WEST LINE OF SAID FIRST TRACT FOR NORTHWEST CORNER OF THIS TRACT;

THENCE N.54°00'E. 100.00 FT. TO A SET 1/2" IRON ROD IN THE WEST RIGHT OF WAY LINE OF F.M. ROAD 39 AND IN THE EAST LINE OF SAID FIRST TRACT FOR NORTHEAST CORNER OF THIS. TRACT;

THENCE S.36°00'E. WITH SAID RIGHT OF WAY LINE, AT 106.17 FT. THE SOUTHEAST CORNER OF SAID FIRST TRACT AND THE NORTHEAST CORNER OF SAID SECOND TRACT. IN ALL, 361.17 FT TO THE POINT OF BEGINNING, CONTAINING 0.83 ACRE.

Property Address: 2216B FM 39  
FARRAR, TX 75839  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR  
REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-  
BACKED CERTIFICATES, SERIES 2005-1  
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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER**

SUBSTITUTE TRUSTEE

Lori Garner, Sheryl LaMont, Robert LaMont, David Sims, Harriett Fletcher, Allan Johnston, or Sharon St. Pierre  
4600 Fuller Ave., Suite 400  
Irving, TX 75038

WITNESS MY HAND this day May 19, 2022.

By: 

H. Gray Burks IV

Texas Bar # 03418320

Ronny George

Texas Bar # 24123104

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Texas Bar # 24027905

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Attorneys for Deutsche Bank National Trust Company, as  
Trustee, in trust for registered Holders of Long Beach  
Mortgage Loan Trust 2005-1, Asset-Backed Certificates,  
Series 2005-1

**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.**

