

**NOTICE OF SUBSTITUTE TRUSTEE SALE****Deed of Trust Date:**

3/27/2006

**Original Beneficiary/Mortgagee:**

LONG BEACH MORTGAGE COMPANY, A CORPORATION

**Recorded In:**

Volume: N/A

Page: N/A

Instrument No: 2006060875

**Grantor(s)/Mortgagor(s):**

LIZA TALAMANTEZ AND HUSBAND, DAVID TALAMANTEZ

**Current Beneficiary/Mortgagee:**

Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust 2006-4, Asset-Backed Certificates, Series 2006-4

**Property County:**

TRAVIS

**Mortgage Servicer:**

Select Portfolio Servicing, Inc. is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119**Legal Description:** LOT 5, BLOCK G, PRESWYCK HILLS, SECTION 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN BOOK 19, PAGE 27, PLAT RECORDS, TRAVIS COUNTY, TEXAS**Date of Sale:** 3/1/2022**Earliest Time Sale Will Begin:** 10:00:00 AM**Place of Sale of Property:** Travis County Courthouse, 1000 Guadalupe Street, Austin, TX 78701 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.

The Property will be sold "AS IS," without any express or implied warranties, except as to warranties of title, and at the purchaser's own risk, pursuant to the terms of TEX. PROP. CODE §51.002 and §51.009. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Substitute Trustee reserves the right to set further reasonable conditions for conducting the public auction. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Substitute Trustee.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**

Assert and protect your rights as member of the armed forces of the United States. If you or your spouse are serving on active military duty, including active military duty as a member of the Texas National 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.

*Angela Zavala*  
David Ackel, Travis Kaldatz, Sara Edgington, Colette Mayers, Thomas Gilbraith, Clason Spence, Aarti Patel, Dylan Ruiz, Violet Nunez, Shawn Schiller, Ramiro Cuevas, Cary Corenblum, Joshua Sanders, Aleena Litton, Matthew Hansen, Auction.com, Angela Zavala, Michelle Jones, Richard Zavala, Jr or Sharlet Watts

or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
McCARTHY & HOLTHUIS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

**MH File Number:** TX-11-14569-CM**Loan Type:** Conventional Residential

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

202240040

Jan 27, 2022 11:25 AM

Fee: \$3.00

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