



SELECT PORTFOLIO SERVICING, INC. (SPS)  
NEISINGER, SUSAN  
1407 NEWNING AVENUE, AUSTIN, TX 78704

CONVENTIONAL  
Firm File Number: 13-012566

**STAYS IN FILE**

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on April 25, 2006, SUSAN K. NEISINGER, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, 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 TRAVIS COUNTY, TX and is recorded under Clerk's File/Instrument Number 2006076480, 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, February 1, 2022** 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, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Travis 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 Travis, State of Texas:

BEING THE SOUTH 45 FEET OF THE NORTH HALF (1/2) OF BLOCK 37D, FAIRVIEW PARK, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 46, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Property Address:

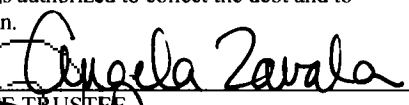
1407 NEWNING AVENUE  
AUSTIN, TX 78704

Mortgage Servicer:

Mortgagee:

SELECT PORTFOLIO SERVICING, INC.  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN  
TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE  
LOAN TRUST 2006-5, ASSET-BACKED CERTIFICATES, SERIES 2006-5  
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.

  
SUBSTITUTE TRUSTEE

Angela Zavala, Michelle Jones, Susan Mills, James Mills,  
Emily Northern, Richard Zavala, Jr and Sharlet Watts  
c/o Law Office of Gerald M. Shapiro, LLP  
13105 Northwest Freeway, Suite 960  
Houston, TX 77040  
(713) 462-2563

**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.**

**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

**202140374**

Dec 22, 2021 12:36 PM

Fee: \$3.00

PEREZTA