

SELECT PORTFOLIO SERVICING, INC. (SPS)
MARTINEZ, TERRY A. AND ESTATE OF GLORIA A.
5763 TURTLE CREEK RD, HOUSTON, TX 77017

CONVENTIONAL
Firm File Number: 17-027838

NOTICE OF TRUSTEE'S SALE

WHEREAS, on August 16, 2004, TERRY A. MARTINEZ, A SINGLE PERSON AND GLORIA A. MARTINEZ, A SINGLE PERSON, as Grantor(s), executed a Deed of Trust conveying to THOMAS E. BLACK, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR HOME FUNDS DIRECT, A DIVISION OF ACCREDITED HOME LENDERS, INC., ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of **HARRIS COUNTY, TX** and is recorded under Clerk's File/Instrument Number X865924, 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, June 1, 2021** 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 in the area designated by the Commissioners Court, of **Harris 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 Harris, State of Texas:

LOT 19, IN BLOCK 17 OF MEADOWCREEK VILLAGE, SECTION TWO (2), AN ADDITION IN HARRIS COUNTY, TEXAS, A MAP OR PLAT OF SAID ADDITION BEING RECORDED IN VOLUME 40, PAGE 28 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.

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| Property Address: | 5763 TURTLE CREEK RD HOUSTON, TX 77017 |
| Mortgage Servicer: | SELECT PORTFOLIO SERVICING, INC. |
| Mortgagee: | DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE OWNERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2004-4 ASSET BACKED NOTES 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
Amar Sood, Anna Sewart, David Barry, Byron Sewart,
~~Keith Wolfshohl, Helen Henderson or Patricia Peston~~
c/o Law Office of Gerald M. Shapiro, 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.