

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

POSTED
A.M. 1:45 P.M.

ERATH County Deed of Trust:

Dated: January 15, 2005

Amount: \$188,650.00

Grantor(s): BOBBY D. KERR and SUSAN L. KERR

Original Mortgagee: ACCREDITED HOME LENDERS, INC.

APR 02 2015

GWINDA JONES, COUNTY CLERK
ERATH COUNTY, TEXAS
BY SMD DEPUTY

Current Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS INDENTURE TRUSTEE, ON BEHALF OF THE HOLDERS OF THE ACCREDITED MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED NOTES

Mortgagee Servicer and Address: c/o SELECT PORTFOLIO SERVICING, INC., 3815 South West Temple, Salt Lake City, UT 84115

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

Recording Information: Document No. 50914

Legal Description: SEE EXHIBIT A

ALL THAT CERTAIN 6.20 ACRES OUT OF THE J.H. BURNETT SURVEY, A-68 AND THE W.L. ROBERTSON SURVEY, A-679, BEING PART OF 35.29 ACRES DESCRIBED IN A WARRANTY DEED DATED APRIL 26, 1996, FROM JAMES STEVE OGLE, ET UX, RECORDED IN VOLUME 909, PAGE 510 OF THE REAL RECORDS OF ERATH COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

8039 State Hwy 220
LTCO, TX

WHEREAS BOBBY D. KERR is deceased.

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on October 30, 2013 under Cause No. CV32015 in the 266TH Judicial District Court of ERATH County, Texas

Date of Sale: May 5, 2015 between the hours of 10:00 AM and 1:00 PM

Earliest Time Sale Will Begin: 10:00 AM

Place of Sale: The foreclosure sale will be conducted at public venue in the area designated by the ERATH County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

ANGELA LEWIS OR BRENDA WIGG OR DENISE BOERNER OR DONNA STOCKMAN OR DAVID STOCKMAN OR GUY WIGGS OR TIM LEWIS have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. 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 duty military service to the sender of this notice.

HUGHES, WATTERS & ASKANASE, L.L.P.
333 Clay, Suite 2900
Houston, Texas 77002
Reference: 2014-025426

Donna Stockman
ANGELA LEWIS OR BRENDA WIGG OR DENISE BOERNER OR
DONNA STOCKMAN OR DAVID STOCKMAN OR GUY WIGGS OR TIM
LEWIS
c/o Service Link
7301 N. Hwy 161, Ste. 305
Irving, Texas 75039



LEGAL DESCRIPTION

All that certain 6.20 acres out of the J.H. Burnett Survey, A-68 and the W.L. Robertson Survey, A-679, being part of 35.29 acres described in a Warranty Deed dated April 26, 1996, from James Steve Ogle, et ux, to Bobby D. Kerr, et ux, recorded in Volume 909, Page 510 of the Real Records of Brath County, Texas, further described as follows:

BEGINNING at an iron rod set in the northwest row of State Hwy. 220 and in the south line of said 35.29 acres, being S 34 degrees 01 minutes 20 seconds W. 533.1 feet from the SEC of said 35.29 acres, for the SEC of this tract;

THENCE S 34 degrees 06 minutes 20 seconds W. with fence and the south line of said 35.29 acres and the northwest row of State Hwy. 220, 109.80 feet to a concrete row monument at the beginning of a curve to the left;

THENCE with said curve having a central angle of 3 degrees 03 minutes 31 seconds and a radius of 3880.00 feet, a distance of 207.50 feet (long chord b/c. S 32 degrees 34 minutes 24 seconds W. 207.48 feet) to an iron rod found at the most southerly SWC of this tract and said 35.29 acres;

THENCE N. 04 degrees 47 minutes W. with fence and the extension thereof, 767.4 feet to the SEC of this J.H. Burnett Survey, A-68, for an inner corner of this tract;

THENCE S 58 degrees 32 minutes 30 seconds W. with the south line of said 35.29 acres and the north line of a 49.91 acre tract owned by Bobby Kerr, 375.96 feet to an iron rod set at the most westerly SWC of this tract.

THENCE N. 13 degrees 32 minutes W. 469.97 feet to an iron rod set at the NWK of this tract;

THENCE N. 86 degrees 49 minutes 14 seconds E. 25.15 feet to an iron rod set at the NEC of this tract;

THENCE to iron rods set as follows: S. 35 degrees 35 minutes 11 seconds E. 219.01 feet; and S. 20 degrees 31 minutes 56 seconds E. 519.89 feet to the place of beginning, containing 6.20 acres, being approximately 4.04 acres in the J.H. Burnett Survey, A-68, and 2.16 acres in the W.L. Robertson Survey, A-679, more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.