

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

Date: 12/30/2005
Grantor(s): Santos Chavez
Original Mortgagee: LONG BEACH MORTGAGE COMPANY, A CORPORATION
Original Principal: 222,109.00
Recording Information
(if currently possessed): CLERK'S FILE NUMBER Z027509
Property County: Harris
Property: LOT FIFTY THREE (53), IN BLOCK TWO (2), OF COLES CROSSING SEC. 17, A SUBDIVISION IN HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 484037 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.
Reported Address: 13914 PROSPECT POINT DRIVE, CYPRESS, TX 77429

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

Current Mortgagee: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-1
Mortgage Servicer: Washington Mutual Bank, F. A.
Current Beneficiary: Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-1
Mortgage Servicer
Address: 7255 Baymeadows Way, Jacksonville, FL 32256

SALE INFORMATION:

Date of Sale: Tuesday, the 7th day of April, 2009
Time of Sale: 10:00AM or within three hours thereafter.
Place of Sale: IN THE AREA NORTHWEST OF THE STAIRWELL RAILING, ON THE FIRST FLOOR OF THE FAMILY LAW CENTER, 1115 CONGRESS, HOUSTON, TX in Harris County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Harris County Commissioner's Court.

Substitute Trustees: Jack Palmer, Travis Gray or Selim Taherzadeh, any to act
Substitute Trustee Address: 9441 LBJ Freeway, Suite 250, Dallas, Texas 75243

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Jack Palmer, Travis Gray or Selim Taherzadeh, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Jack Palmer, Travis Gray or Selim Taherzadeh, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,



Selim Taherzadeh