

SELECT PORTFOLIO SERVICING, INC. (SPS)
REID, EMMA AND ESTATE OF PRESTON
10325 HIGHWAY 67/377, BLANKET, TX 76432

CONVENTIONAL
Firm File Number: 18-030370

NOTICE OF TRUSTEE'S SALE

WHEREAS, on November 21, 2003, PRESTON REID AND EMMA JO REID, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L RIDDLE, as Trustee, the Real Estate hereinafter described, to AAMES FUNDING CORPORATION DBA AAMES HOME LOAN in payment of a debt therein described. The Deed of Trust was filed in the real property records of **BROWN COUNTY, TX** and is recorded under Clerk's File/Instrument Number 8741 Volume 1504, Page 265, 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

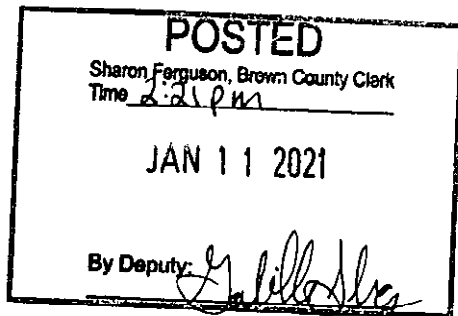
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, February 2, 2021** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Brown 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 Brown, State of Texas:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BROWN COUNTY, TEXAS, AND BEING A 9.975 ACRE TRACT OF LAND IN BROWN COUNTY, TEXAS, SAID TRACT BEING OUT OF THE H.T. & B.R.R. CO. SURVEY NO. 59, ABSTRACT NO. 506, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 10325 HIGHWAY 67/377
BLANKET, TX 76432
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Mortgagee: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR THE REGISTERED HOLDERS OF MORGAN STANLEY ABS CAPITAL I INC. TRUST 2004-HE2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-HE2
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.



Linda J. Reppert
SUBSTITUTE TRUSTEE
Linda J. Reppert, Howard Whitney, Ramiro Cuevas,
Kristopher Holub, Jack Burns II, Pamela Thomas, Dylan
Ruiz
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.

EXHIBIT "A"
FIELD NOTES - 9.975 ACRES

FIELD NOTES for a 9.975 acre tract of land in Brown County, Texas, said tract being out of the H. T. & B. R. R. Co. Survey No. 39. Abstract No. 506, said tract also being part of a 21.1 acre tract described in a deed from H. G. Andrews, et ux, to Robert L. Burnell, et ux, as recorded in Volume 522, Page 384, Real Property Records of Brown County, Texas, and also being the same tract described in an instrument recorded in Volume 1116, Page 655 of said Records, said 9.975 acre tract being more fully described as follows:

BEGINNING at a 2 1/2" iron pipe fence corner found in the ground in the Northwest line of U. S. Highway 67/377, said stake being located N 65° 05' 00" E 1808.87' from a 3/8" iron stake found in the ground at the intersection of said Highway and County Road 327, said corner post marking the South corner of this tract;

THENCE N 00° 23' 00" W 1158.07' (Basis of Bearing - Deed call 1116/655) along a fence line to a 3/8" iron stake found in the ground at a fence corner in the Southeast line of County Road 221, said stake marking the Northwest corner of this tract;

THENCE N 78° 53' 52" E 415.55' along a fence line in said Southeast line to a 3/8" iron stake found in the ground at a fence corner, said stake marking the Northeast corner of this tract;

THENCE S 01° 16' 24" W 1063.91' along a fence line to a 3/8" iron stake set in the ground at a fence corner in the Northwest line of U. S. Highway 67/377, said stake marking the Southeast corner of this tract;

THENCE S 65° 08' 16" W 414.83' along said Northwest line to the place of **BEGINNING**.

POSTED
Sharon Ferguson, Brown County Clerk Time <u>2:21pm</u>
JAN 11 2021
By Deputy: 