

SELECT PORTFOLIO SERVICING, INC. (SPS)  
REYNOSA, DANIEL  
1500 EAST BELTON AVENUE, ROCKDALE, TX 76567

CONVENTIONAL  
Firm File Number: 20-035680

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on November 28, 2006, DANIEL REYNOSA AND MELISSA REYNOSA, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to CALVIN C. MANN JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR EQUIFIRST CORPORATION, ITS SUCCESSORS AND ASSIGNS in payment of a debt therein described. The Deed of Trust was filed in the real property records of MILAM COUNTY, TX and is recorded under Clerk's File/Instrument Number 96851 Volume 1028, Page 267, 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, January 5, 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 **Milam** 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 Milam, State of Texas:

SEE EXHIBIT "A"

Property Address: 1500 EAST BELTON AVENUE  
ROCKDALE, TX 76567  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS  
OF THE HOME EQUITY ASSET TRUST 2007-2 HOME EQUITY PASS-THROUGH  
CERTIFICATES, SERIES 2007-2  
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  
Kevin Key, Pete Flores, Zachary Flores, Orlando Rosas or  
Bobby Brown  
c/o Shapiro Schwartz, 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.**

Filed 13 day of Oct  
in 2020, At 4:05P M.  
JODI MORGAN  
County 10, Milam County, Texas  
By Jodi Morgan  
Deputy

In Re: 11.002 Acres  
City of Rockdale  
David A. Thompson Survey, A-398  
Milam County, Texas

All that certain tract or parcel of land situated in Milam County, Texas, being part of the David A. Thompson Survey, Abstract No. 398 and being all of a 11.02 acre tract (11.002 acres surveyed by me this date) in the City of Rockdale as conveyed from Rebecca Goeke to Claudia Lou Sorvik by Deed dated June 9, 2003 and being recorded in Volume 207, Page 583 of the Official Records of said Milam County and being more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at an iron pin found at a fence corner post on the South line of East Belton Avenue (County Road No. 333) for the Southwest corner of a Bobby S. Johnson, et ux 5.047 acre tract (844/850) and for the Northeast corner of this tract;

**THENCE** with the occupied West fence line of said Johnson 5.047 acre tract and a Joe W. Grabener 16.3 acre tract (403/317), respectively, as follows:

S14°38'07"E - 326.35 feet to an iron pin found at a fence corner post for the Southwest corner of said Johnson 5.047 acre tract, same being the Northwest corner of said Grabener 16.3 acre tract and for an interior ell corner of this tract;

S17°59'00"E (True Bearing) - 701.38 feet to an iron pin found at a fence corner post on the North line of a Thomas W. Grabener 8 acre tract (864/888) for the Southwest corner of said Grabener 16.3 acre tract and for the Southeast corner of this tract;

**THENCE** with the occupied North fence line of said Grabener 8 acre tract, a Ray Vovar, et ux 2.24 acre tract (641/441) (Carlow Addition - unrecorded subdivision) and Lot 6, Block 14, Douthitt-Coulter Addition (Slide 14A) to Jose Herrera (763/907), respectively, as follows:

S70°57'04"W - 174.22 feet to an iron pin found at a fence corner post for the Southwest corner of said Grabener 8 acre tract, same being the Northeast corner of said Vovar 2.24 acre tract and for an exterior ell corner of this tract;

S71°41'54"W - 798.57 feet to an iron pin found for the Southwest corner of this tract;

N13°16'16"W - 45.95 feet to an iron pin found on the South line of said East Belton Avenue for the Northwest corner of this tract;

**THENCE** with the occupied South fence line of said East Belton Avenue as follows:

S28°10'01"E - 562.39 feet to a point for an exterior ell corner of this tract;

N31°02'44"E - 762.54 feet to the PLACE OF BEGINNING and containing 11.002 Acres of Land.

EXHIBIT   A    
Page   1   of   1   Pages

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED  
AT 11:05 O'CLOCK   A   M  
ON THE 30 DAY OF   Nov    
A.D., 20 06

STATE OF TEXAS  
COUNTY OF MILAM  
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Official Records of Milam County, Texas.



La Verne Soefje  
County Clerk, Milam County, Texas  
VOL 1028 PAGE 267  
RECORDED 11-30-06 05:00P  
BY Jean Pratt DEPUTY

La Verne Soefje  
COUNTY CLERK, MILAM COUNTY, TEXAS  
BY Jean Pratt DEPUTY

VOL. 1028 PAGE 284  
OFFICIAL RECORDS  
MILAM COUNTY, TEXAS

TLC  
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