

This, the 11th day of February 20 19
at 2:10 o'clock P M

SELECT PORTFOLIO SERVICING, INC. (SPS)
HUDECK, SUSAN G.
156 SCHLINKE ROAD, CUERO, TX 77954

CONVENTIONAL
Firm File Number: 16-026676

NATALIE CARSON, COUNTY CLERK OF
DeWitt County, Texas
Jam Brundobler
DEPUTY

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 22, 2004, SUSAN G. HUDECK, A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to ELDON YOUNGBLOOD, ESQ., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR BNC MORTGAGE, INC., A DELAWARE CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DEWITT COUNTY, TX and is recorded under Clerk's File/Instrument Number 36607, 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

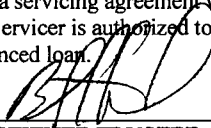
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 2, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 12:00 PM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of DeWitt county, pursuant 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 DeWitt, State of Texas:

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 3.02 ACRES SITUATED IN THE JAMES BELL SURVEY, ABSTRACT NO. 98 IN DEWITT COUNTY, TEXAS BEING A PART OF THAT SAME PROPERTY DESCRIBED AS 70 ACRES IN DEED DATED OCTOBER 3, 1970 FROM LESLIE L. BUCHHORN, ET UX, TO WILLIE MARIE KAHLICH, ET AL, RECORDED IN VOLUME 184, PAGE 117 OF THE DEWITT COUNTY DEED RECORDS. THIS 3.02 ACRE TRACT IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 156 SCHLINKE ROAD
CUERO, TX 77954
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET INVESTMENT LOAN TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-7
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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
Jo Woolsey, Bob Frisch, Vicki Hammonds, Arnold Mendoza, Sandra Mendoza, Jamie Steen or Jodi Steen
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.

EXHIBIT "A"

All of that certain tract or parcel of land containing 3.02 acres situated in the James Bell Survey, Abstract No. 98 in DeWitt County, Texas being a part of that same property described as 70 acres in deed dated October 3, 1970 from Leslie L. Buchhorn, et ux, to Willie Marie Kahlich, et al, recorded in Volume 184, Page 117 of the DeWitt County Deed Records. This 3.02 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a fence corner post in the west line of a County Road located 15 feet (5.4 varas) West of the James Bell Survey's east line. This post is marking the southeast corner of that 3 acres described as Second Tract in deed from John Rogge to the Trustees for the Saint Johannes Evangelical Lutheran Church dated September 5, 1905, recorded in Volume 55, Page 492 of the said deed records. This post is also marking the lower northeast corner of the said 70 acre tract and this tract being described;

THENCE along the west line of the County Road and the east line of the said 70 acre tract, South 00 deg. 00 min. 00 sec. East for a distance of 328.66 feet to a 5/8" iron rod set near a fence corner post marking the southeast corner of this tract being described;

THENCE leaving said road, North 88 deg. 00 min. 00 sec. West, with a fence, for a distance of 268.74 feet to a 5/8" iron rod set at a fence corner post marking the lower southwest corner of this tract being described;

THENCE North 15 deg. 44 min. 40 sec. West, with fence, for a distance of 165.89 feet to a 5/8" iron rod set near a fence corner post marking an inside corner of this tract being described;

THENCE South 88 deg. 31 min. 50 sec. West, with fence, for a distance of 82.54 feet to a 5/8" iron rod set for the upper southwest corner of this tract being described;

THENCE North 01 deg. 51 min. 50 sec. West, with fence, for a distance of 413.08 feet to a 5/8" iron rod set near a fence corner post marking the northwest corner of this tract being described;

THENCE North 66 deg. 44 min. 20 sec. East for a distance of 82.98 feet to a 5/8" iron rod set in the west line of the aforementioned Lutheran Church 3 acre tract marking the upper northeast corner of this tract being described;

THENCE along the west line of said 3 acre tract, South 00 deg. 00 min. 00 sec. East, with fence, for a distance of 279.00 feet to a 5/8" iron rod set near a fence corner post marking the southwest corner of the said 3 acre tract, the same being an inside corner of the said 70 acre tract and this tract being described;

THENCE along the south line of the said 3 acre tract, South 89 deg. 09 min. 30 sec. East, with fence, for a distance of 333.33 feet to the PLACE OF BEGINNING containing within these metes and bounds 3.02 acres of land.