

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ROCHE, JESSICA  
227 HALE ROAD, WINNIE, TX 77665

CONVENTIONAL  
Firm File Number: 20-035378

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 26, 2006, JESSICA ROCHE, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to ROB V. BUDHWA, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIELDSTONE MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of **CHAMBERS COUNTY, TX** and is recorded under Clerk's File/Instrument Number 200620082 Volume 910, Page 236, 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

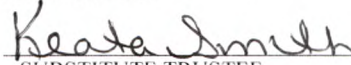
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, April 7, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of **Chambers 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 Chambers, State of Texas:

SEE EXHIBIT "A"

Property Address: 227 HALE ROAD  
WINNIE, TX 77665  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Mortgagee: U.S. BANK, N.A., SUCCESSOR TRUSTEE TO LASALLE BANK NATIONAL  
ASSOCIATION, ON BEHALF OF THE HOLDERS OF BEAR STEARNS ASSET BACKED  
SECURITIES I TRUST 2007-FS1, ASSET-BACKED CERTIFICATES SERIES 2007-FS1  
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

Amy Bowman, Reid Ruple, Evan Press, Cary Corenblum,  
Aarti Patel, Joshua Sanders, Jim Dolenz, Mariel Marroquin,  
Paulette McCrary, Kristopher Holub, Julian Perrine,  
Tommy Jackson, Ron Harmon, Keata Smith, Ron Harmon  
or Carolyn Ciccio  
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"

Land: Being that certain 1.229 acre tract, more or less, situated in Block 26 out of THEO F. KOCH SUBDIVISION, E. LOPEZ LEAGUE, Abstract No. 16, a plat of said subdivision recorded in Volume "B", Page 9 of the Plat Records of Chambers County, Texas, and being that same Judy Darby 1.229 acre tract as recorded in Volume 656, Page 81 of the Official Public Records of Chambers County, Texas, and that same tract conveyed to E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) as recorded in Volume 156, Page 83 of the Deed Records of Chambers County, Texas, and that same tract conveyed to E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) as unrecorded and dated July 18, 1960 from A. L. Craigen and Alex Craigen and being more particularly described by metes and bounds as follows:

COMMENCING at Southwest corner of that certain Block 27 marked by 1/2 inch iron rod situated at centerline intersection of Hale Road and Broadway Avenue (both based on 60 feet width);

THENCE North with West line of said Block 27 and centerline of said Hale Road, a distance of 654.00 feet to railroad spike found marking the Northwest corner of said Block 27 and Southwest corner of abovementioned Block 26 and Southwest corner of that certain A. L. Craigen 15.3 acre tract as recorded in Volume 87, Page 290 of the Deed Records of Chambers County, Texas;

THENCE South  $89^{\circ} 56' 56''$  East, with North line of said Block 27 and that certain P. A. Durr tract (401/92 D.R.), and the South line of aforementioned Block 26 and A. L. Craigen 15.3 acre tract, a distance of 30.00 feet to 2 inch iron pipe found at POINT OF BEGINNING situated in East right of way line of said Hale Road and Southwest corner of abovementioned E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded tract dated July 18, 1960 and in centerline of Trinity Bay Conservation District drainage ditch;

THENCE North being 30 feet East and parallel to West line of said Block 26 and with East right of way line of said Hale Road and West line of said E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded tract dated July 18, 1960, a distance of 307.79 feet (called 300.00 feet) to 1/2 inch iron rod found at Southwest corner of that certain J. W. Finn tract as recorded in Volume 189, Page 540 of the Deed Records of Chambers County, Texas, and Northwest corner of tract herein described;

THENCE North  $89^{\circ} 14' 30''$  East (called North  $89^{\circ} 20' 35''$  East) and (called East), with South line of said J. W. Finn tract and North line of said E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded tract dated July 18, 1960, a distance of 173.51 feet (called 171 feet)

to 1/2 inch iron rod set for Northeast corner of said E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded and dated July 18 1960 and tract herein described and in West line of that certain Betty King tract (331/172 D.R.);

THENCE South 00° 06' 13" West (called South) and (called South 00° 09' 40" East), with West line of said Betty King tract and East line of said E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded and dated July 18 1960, a distance of 310.24 feet to 1/2 inch iron rod set for Southeast corner of said E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded and dated July 18 1960 and South line of said Block 26 and centerline of said Trinity Bay Conservation District drainage ditch and North line of said Block 27;

THENCE North 89° 56' 56" West (called West), with South line of said Block 26 and E. P. Roche and Rita Roche (Title was acquired incorrectly as E. P. Rache and Rita Rache) unrecorded and dated July 18 1960 and North line of said Block 27 and said P. A. Durr tract (401/92 D.R.) and centerline of Trinity Bay Conservation District drainage ditch, a distance of 172.93 feet (called 171 feet) to POINT OF BEGINNING enclosing a tract of land containing 1.229 acre, more or less.

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On: 2/27/2020 11:10:56 AM  
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Order#: 20200227000022  
By: LM



Heather H. Hawthorne, County Clerk

Recorded: *[Signature]*