

C&S No. 44-17-5461 / FHA / No
Selene Finance LP

FILED FOR RECORD
SHELBY COUNTY, TEXAS

2018 JAN 17 PM 1:19

18-0002FC

NOTICE OF TRUSTEE'S SALE

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 duty military service to the sender of this notice immediately. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: September 09, 2008

Grantor(s): Michael D Stringer and Kristi Stringer, husband and wife, as community property

Original Trustee: Tommy Bastian, Barrett Burke Wilson Castle Daffin & Frappier, L.L.P

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. as nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns.

Recording Information: Clerk's File No. 2008009642, in the Official Public Records of **SHELBY County**, Texas.

Current Mortgagee: Selene Finance LP

Mortgage Servicer: Selene Finance LP, whose address is C/O 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

BEING A DESCRIPTION TO 1.000 ACRES OF LAND IN THE MILTON COOK SURVEY, A-940, SHELBY COUNTY, TEXAS, DESCRIBED IN DEED FROM J.E. BELROSE TO KRISTI STRINGER DATED DECEMBER 6, 2007, FILED DECEMBER 12, 2007, RECORDED IN INSTRUMENT # 2007009983, OFFICIAL PUBLIC RECORDS, SHELBY COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES

Date of Sale: 02/06/2018 **Earliest Time Sale Will Begin:** 1:00 PM

APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Sheryl LaMont as Substitute Trustee, Robert LaMont as Successor Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee's attorney, or the Mortgagee's attorney.

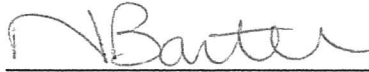


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the SHELBY County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 15th day of January, 2018.

For Information:

"Servicelink Default Abstract Solutions
1320 Greenway Drive, Suite 300
Irving, TX 75038



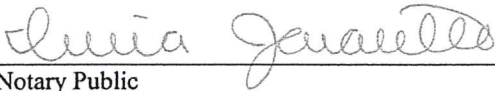
Nicole M. Bartee, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

STATE OF TEXAS

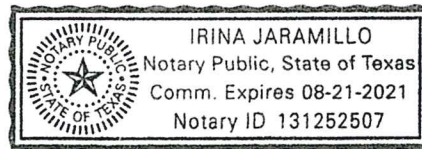
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 15th day of January, 2018.



Notary Public
Signature



Posted and filed by: _____

Printed Name: _____

C&S No. 44-17-5461 / FHA / No
Selene Finance LP

EXHIBIT "A"

Property Description

BEING a description to 1.000 acres of land in the MILTON COOK SURVEY, A-940, Shelby County, Texas, described in Deed from J. E. Belrose to Kristi Stringer dated December 6, 2007, filed December 12, 2007, recorded in Instrument # 2007009983, Official Public Records, Shelby County, Texas, and further described by metes and bounds as follows to-wit:

BEGINNING at a 1/2 inch iron rod with cap set for the NC of this tract in the NEBL of the MILTON COOK SURVEY, A-940, of said county and in the SBL of Unikel Suillings Heirs acre tract recorded in Vol. 246, Page 639, of said county from which a 1/2 inch iron pipe at the base of a fence corner post is found in the SWC of a Cecil Belrose 66 acre tract recorded in Vol. 90, Page 38, of said county brs. N. 59° 09' 03" W. 1844.13 ft.

THENCE S. 59° 09' 03" E. 220.00 ft. to a point for the EC of this tract and in the SBL of said Unikel Sullings Heirs tract and the NWC of a 0.65 acre tract recorded in Vol. 324, Page 523 of said county from which a 2 inch iron pipe at the base of a fence corner post found brs. N. 59° 09' 03" W. 29.32 ft.;

THENCE S. 15° 23' 12" W. 172.60 ft. to a point for the SC of this tract and in the EBL of said 337.734 acre tract and in the WBL of said 0.65 acre tract from which a 1/2 inch iron rod with cap set in the SBL of this tract brs. N. 64° 13' 51" W. 25.00 ft.;

THENCE N. 64° 13' 51" W. 267.07 ft., to a 1/2 inch iron rod with cap set for the WC of this tract.

THENCE N. 30° 50' 57" E. 190.00 to the point of beginning containing 1.00 acre of land.