

NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE

FILED FOR RECORD
2019 SEP -9 PM 3:50

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 & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION

Deed of Trust dated February 07, 2008 and recorded under Vol. 1667, Page 106, or Clerk's File No. 2008-1153, in the real property records of HARDIN County Texas, with Eloy Briones Gallegos and Epidia Briones, husband and wife, as joint tenants as Grantor(s) and Mortgage Electronic Registration Systems, Inc. as Nominee for Taylor, Bean & Whitaker Mortgage Corp., its successors and assigns as Original Mortgagee.

Deed of Trust executed by Eloy Briones Gallegos and Epidia Briones, husband and wife, as joint tenants securing payment of the indebtedness in the original principal amount of \$89,195.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Eloy Briones Gallegos and Epidia Briones, husband and wife, as joint tenants. Selene Finance LP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

Legal Description:

BEING A TRACT OR PARCEL CONTAINING A 1.00 ACRE TRACT OF LAND OUT OF THE T.J., HARRISON LEAGUE, ABSTRACT NUMBER 28, HARDIN COUNTY, TEXAS AND A PART OF A 4.66 ACRE TRACT AS RECORDED IN VOLUME 613, PAGE 285 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

SALE INFORMATION

Date of Sale: 10/01/2019

Earliest Time Sale Will Begin: 10:00 AM

Location of Sale: The place of the sale shall be: HARDIN County Courthouse, Texas at the following location: Commissioners' Courtroom area of the Hardin County Courthouse, with east entrance of courthouse as alternate site, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

TERMS OF SALE

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS,"



"WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.

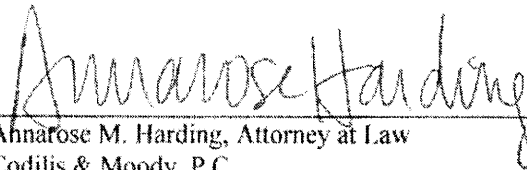
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Margie Allen, Kyle Barclay, Tommy Jackson, Ron Harmon, Tiffany Beggs, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:
Codilis & Moody, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Executed on this the 5th day of September, 2019.



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

Posted and filed by: Margie Allen

Printed Name: Margie Allen

C&M No. 44-19-1945

EXHIBIT A

METES AND BOUNDS DESCRIPTION

1.00 ACRE TRACT

T.J. HARRISON LEAGUE

ABSTRACT NUMBER 28

HARDIN COUNTY, TEXAS

Being a tract or parcel containing a 1.00 acre tract of land out of the T.J. Harrison League, Abstract Number 28, Hardin County, Texas and a part of a 4.66 acre tract as recorded in Volume 613; Page 285 of the Deed records of Hardin County, Texas, said 1.00 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found at the Northeast corner of said 4.66 acre tract, same being the Northwest corner of a 12.7 acre tract as recorded in Volume 172, Page 368 of the Deed Records of Hardin County, Texas, and in the South right-of-way line of a public road known as Brittonville Road;

THENCE, South 01 deg. 24 min. 30 sec. East, along the West line of said 12.7 acre tract, same being the East line of said 4.66 acre tract for a distance of 198.03 feet (deed = South 01 deg. 30 min. 00 sec. East 198.00 feet) to a 1/2-inch iron rod found for corner;

THENCE, South 88 deg. 19 min. 14 sec. West, along the residue of said 4.66 acre tract for a distance of 219.51 feet (deed = South 88 deg. 16 min. 36 sec. West 220.00 feet) to a 1/2-inch iron rod found for corner;

THENCE, North 01 deg. 30 min. 00 sec. West (basis of bearings), along the residue of said 4.66 acre tract for a distance of 198.08 feet (deed = 198.00 feet) to a 1/2-inch iron rod found for corner;

THENCE, North 88 deg. 19 min. 58 sec. East, along the South right-of-way line of said Brittonville Road for a distance of 220.13 feet (deed = North 88 deg. 16 min. 36 sec. East 220.00 feet) to the POINT OF BEGINNING and containing 1.00 acres of land more or less.
