

C&S No. 44-15-1055 / FHA / No  
Selene Finance LP

FILED  
2018 MAR 12 PM 2:48  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

### 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: August 14, 2008

**Grantor(s):** Delicia Brown, a single woman  
**Original Trustee:** Don Harris  
**Original Mortgagee:** Mortgage Electronic Registration Systems Inc., as nominee for Alethes, LLC., its successors and assigns  
**Recording Information:** Clerk's File No. 20080277327, in the Official Public Records of DALLAS 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:**

LOT 4, BLOCK E, CANYON RIDGE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2001076, PAGE 1322, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS; AS AMENDED BY CERTIFICATE OF CORRECTION DATED MAY 7, 2001, FILED MAY 14, 2001, RECORDED IN/UNDER VOLUME 2001094, PAGE 7819 OF THE REAL PROPERTY RECORDS OF DALLAS COUNTY, TEXAS.

**Date of Sale:** 04/03/2018 **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 Shelley Ortolani as Substitute Trustee, Mary Mancuso as Successor Substitute Trustee, Robert Ortolani as Successor Substitute Trustee, Michele Hreha as Successor Substitute Trustee, David Stockman as Successor Substitute Trustee, Brenda Wiggs as Successor Substitute Trustee, Denise Boerner as Successor Substitute Trustee, Guy Wiggs as Successor Substitute Trustee, Donna Stockman as Successor Substitute Trustee, Tim Lewis as Successor Substitute Trustee, Michelle Schwartz 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's attorney.



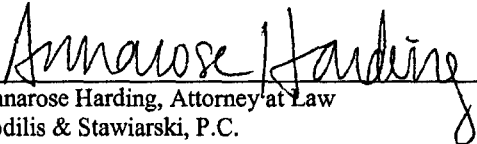
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Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if 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 7th day of March, 2018.

For Information:

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


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

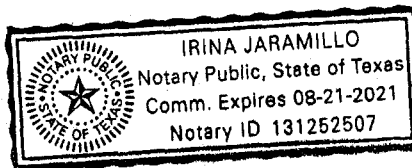
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding 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 acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Executed on this the 7th day of March, 2018.

  
Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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