

SELENE FINANCE LP (SLE)
GOODMAN, TAMMY
170 BRIDLE PATH, KINGSLAND, TX 78639

CONVENTIONAL
Firm File Number: 19-032375

FORECLOSURE
FILED FOR POSTING
Marcie Hodeler
COUNTY CLERK, LLANO COUNTY, TEXAS
BY *J. Burlew* DEPUTY
DATE 2-28-19
TIME 2:15pm

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 30, 2009, TAMMY S GOODMAN, AS A SINGLE WOMAN, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRET BURKE WILSON, CASTLE DAFFIN AND FRAPPIER, LLP, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN AND WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of LLANO COUNTY, TX and is recorded under Volume 1516, Page 2434, 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 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Llano 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 Llano, State of Texas:

BEING LOT NO. FIFTY-NINE (59), HILLDALE RANCHETTES, A SUBDIVISION LOCATED IN LLANO COUNTY, TEXAS ACCORDING TO PLAT, RECORDED IN VOLUME 97, PAGE 227, LLANO COUNTY DEED RECORDS, TO WHICH MAP OR PLAT WITH ITS WRITTEN PARTS THEREON AND ITS RECORD THEREOF, REFERENCE IS HERE MADE FOR FULL DESCRIPTION AND ALL PERTINENT PURPOSES.

Property Address: 170 BRIDLE PATH
KINGSLAND, TX 78639
Mortgage Servicer: SELENE FINANCE LP
Noteholder: SELENE FINANCE LP
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TEXAS 77042

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.

Linda Joan Reppert
SUBSTITUTE TRUSTEE
Thomas Rossington, Martha Rossington, Linda Joan Reppert or Howard Whitney
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.