

20-059

11/09/2020 09:51:13 AM Total Pages: 3 Fee: 5.00
Debbie Hollan, County Clerk - Waller County, TX



SELENE FINANCE LP (SLE)
THOMAS, HERBERT
301 REDWOOD STREET, PRAIRIE VIEW, TX 77446

CONVENTIONAL
Firm File Number: 19-033280

NOTICE OF TRUSTEE'S SALE

WHEREAS, on June 17, 2004, HERBERT ROGER THOMAS AND DIANE TURNQUEST THOMAS, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to FIELDSTONE MORTGAGE COMPANY, 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 WALLER COUNTY, TX and is recorded under Clerk's File/Instrument Number 406172 Volume 0853, Page 135, rerecorded on July 28, 2015, as Instrument 501049, Volume 0880, Page 021 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, December 1, 2020** between ten o'clock AM and four o'clock PM and beginning not earlier than 1:00 PM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Waller 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 Waller, State of Texas:

LOT SIXTEEN (16) IN BLOCK FIVE (5) OF PRAIRIE GABLES SUBDIVISION, SECTION THREE (3), A SUBDIVISION LOCATED IN THE JUSTO LIENDO SURVEY, ABSTRACT NO. 41, CITY OF PRAIRIE VIEW, WALLER COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN, VOLUME 294, PAGE 543 OF THE DEED RECORDS OF WALLER COUNTY, TEXAS

Property Address: 301 REDWOOD STREET
PRAIRIE VIEW, TX 77446
Mortgage Servicer: SELENE FINANCE LP
Mortgagee: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TX 77042

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

Megan Randle or Ebbie Murphy
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.

FILED AND RECORDED

Instrument Number: 20-059

Filing and Recording Date: 11/09/2020 09:51:13 AM Pages: 3 Recording Fee: \$5.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan

Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Marlene Arranaga, Deputy

Returned To: