

2015 - 10  
FILED FOR RECORD  
AT 8:30 O'CLOCK A M.

SELENE FINANCE, LP (SLE)  
BALLESTEROS-RODRIGUEZ, SERGIO  
7271 NE PR 1055, RICE, TX 75155

FHA 491-8808910-703  
Our File Number: 14-018488

JAN 13 2015

NOTICE OF TRUSTEE'S SALE

SHERRY DOWD, County Clerk  
NAVARRO COUNTY, TEXAS

WHEREAS, on June 12, 2006, SERGIO BALLESTEROS-RODRIGUEZ AND WIFE, YVETTE CERVANTES, as DEPUTY Grantor(s), executed a Deed of Trust conveying to GEORGE M. SHANKS, JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR NORTHWOOD CREDIT, INC. D/B/A NORTHWOOD MORTGAGE, INC. in payment of a debt therein described. The Deed of Trust was filed in the real property records of NAVARRO COUNTY, TX and is recorded under Clerk's File/Instrument Number 00012801, 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

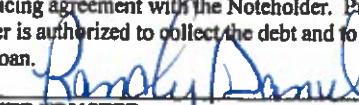
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 3, 2015 between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the Navarro Center, 800 North Main Street, East Entrance, in NAVARRO COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 NAVARRO, State of Texas:

ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND SITUATED IN THE JAS. HOLT SURVEY ABSTRACT 360, NAVARRO COUNTY, TEXAS, AND BEING PORTION OF LOT 103, DOUBLE R, AS SHOWN BY PLAT RECORDED IN VOLUME 7, PAGE 233 OF THE PLAT RECORDS OF NAVARRO COUNTY, TEXAS. SAID TRACT OR PARCEL OF LAND AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

Property Address: 7271 NE PR 1055  
RICE, TX 75155  
Mortgage Servicer: SELENE FINANCE, LP  
Notholder: SELENE FINANCE LP  
9990 RICHMOND AVENUE  
SUITE 400S  
HOUSTON, TEXAS 77042

The Mortgage Servicer is authorized to represent the Notholder by virtue of a servicing agreement with the Notholder. 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  
RANDY DANIEL OR CINDY DANIEL OR JIM  
O'BRYANTc/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.

CLIENT # 512375807

## EXHIBIT "A"

All that certain lot, tract, or parcel of land, situated in the Jas. Holt Survey Abstract 360, Navarro County, Texas, and being a portion of Lot 103, Double X, as shown by plat recorded in Volume 7, Page 233 of the Plat Records of Navarro County, Texas. Said tract or parcel of land being more fully described by metes and bounds as follows.

BEGINNING on a found 1/2" iron rod for the northwest corner of this tract and the original northwest corner of the above mentioned Lot 103 located on the east line of a 60 foot road;

THENCE N60°19'29"E 623.29 feet to a set 1/2" iron rod for the northeast corner of this tract;

THENCE S30°39'37"E 70.00 feet to a set 1/2" iron rod for the southeast corner of this tract;

THENCE S60°19'29"N 622.29 feet to a set 1/2" iron rod for the southwest corner of this tract located on the east line of said road;

THENCE with said east line N30°39'37"W 70.00 feet to the place of beginning and containing 1.00 acre of land.