

COPY

25-281676

Notice of Substitute Trustee's Sale

FILED FOR RECORD

Notice Concerning Military Duty: 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. Tex. Prop. Code § 51.002(i)

2007 JUL 9 AM 3:48
HARDIN COUNTY CLERK
BY *[Signature]*

Deed of Trust Date: March 26, 2007	Original Mortgagor/Grantor: WILLIAM R. REMSING, JR. AND JESSICA REMSING
Original Beneficiary / Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY, AS NOMINEE FOR PREFERRED HOME LOAN, LTD., ITS SUCCESSORS AND ASSIGNS	Current Beneficiary / Mortgagee: SELENE FINANCE, LP
Recorded in: Volume: 1612 Page: 184 Instrument No: 2007-2700	Property County: HARDIN
Mortgage Servicer: SELENE FINANCE LP	Mortgage Servicer's Address: 3501 OLYMPUS BLVD., SUITE 500 DALLAS, TEXAS 75019

* 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.

Secures: Note in the original principal amount of \$ 220,000.00, executed by WILLIAM R. REMSING, JR. and payable to the order of Lender.

Property Address/Mailing Address: 1754 RANCLAND DR, KOUNTZE, TX 77625

Legal Description of Property to be Sold:

BEING 6.445 ACRES OF LAND OUT OF AND A PART OF THE B.B.B. AND C. R.R. SURVEY, SECTION 311, ABSTRACT NUMBER 124 IN HARDIN COUNTY, TEXAS
AND BEING OUT OF AND A PART OF THE 7.00 ACRE TRACT OF LAND CONVEYED TO RICHARD E. HAMILTON AND PAULA S. HAMILTON BY DEED OF RECORD IN VOLUME 910, PAGE 799 OF THE DEED RECORDS OF HARDIN COUNTY, TEXAS AND BEING ALL OF TRACT 4-A CONTAINING 6.445 ACRES OF LAND AS SHOWN ON THE PLAT FOR RANCLAND COUNTRY, A RURAL DEVELOPMENT, AS SHOWN ON THE PLAT RECORDED IN VOLUME 3, PAGE 177 OF THE PLAT RECORDS OF HARDIN COUNTY, TEXAS AND BEING THE SAME TRACT OF LAND CONVEYED TO VICTOR CHARLES FIORENZA AND MARIANNE FIORENZA BY DEED OF RECORD IN VOLUME 1095, PAGE 700 OF THE OFFICIAL PUBLIC RECORDS OF HARDIN COUNTY, TEXAS. SAID 6.445 ACRE TRACT BEING DESCRIBED AS FOLLOWS: BEGINNING AT A 3/4" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 6.445 ACRE TRACT AND SAME BEING THE SOUTHWEST CORNER OF SAID TRACT 4-A OF SAID RANCLAND COUNTRY SUBDIVISION AND BEING IN THE NORTHEAST RIGHT OF WAY LINE OF U. S. HIGHWAY 69 AND 287; THENCE NORTH 51° 38' 00" WEST WITH THE WEST LINE OF SAID TRACT AND SAID TRACT 4-A' AND THE NORTHEAST RIGHT OF WAY LINE OF SAID HIGHWAY A DISTANCE OF 498.66 FEET TO A 1/2" IRON ROD FOUND FOR THE POINT OF CURVATURE OR BEGINNING OF A CURVE WITH A CENTRAL ANGLE OF 01° 37' 43" TO THE RIGHT WITH A RADIUS OF 5579.58 FEET; THENCE IN A NORTHWESTERLY DIRECTION WITH SAID CURVE TO THE RIGHT A DISTANCE OF 158.59 FEET TO A 1/2" IRON ROD SET FOR THE NORTHWEST CORNER OF THIS TRACT AND SAME BEING THE NORTHWEST CORNER OF SAID TRACT 4-A AND BEING AT THE INTERSECTION OF SAID RIGHT OF WAY LINE AND THE SOUTH RIGHT OF WAY LINE OF



RANCLAND DRIVE AS SHOWN ON THE PLAT FOR SAID SUBDIVISION, THE CHORD FOR SAID CURVE IS NORTH 50° 49' 09" WEST AND 158.59 FEET IN LENGTH; THENCE IN AN EASTERLY DIRECTION WITH THE SOUTH LINE OF RANCLAND DRIVE AS FOLLOWS:

1. NORTH 40° 18' 12" EAST A DISTANCE OF 2.98 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
2. NORTH 85° 46' 38" EAST A DISTANCE OF 257.05 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
3. NORTH 84° 34' 41" EAST A DISTANCE OF 294.95 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
4. NORTH 58° 33' 46" EAST A DISTANCE OF 140.60 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE POINT;
5. NORTH 67° 21' 38" EAST A DISTANCE OF 99.60 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF THIS TRACT AND SAID TRACT 4-A AND BEING IN THE EAST LINE OF SAID 7.00 ACRE TRACT; THENCE SOUTH 13° 00' 23" EAST WITH THE EAST LINE OF SAID 7.00 ACRE TRACT AND SAID TRACT 4-A A DISTANCE OF 576.14 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF THIS SAID TRACT 4-A AND SAID 7.00 ACRE TRACT; THENCE SOUTH 88° 37' 44" WEST WITH THE SOUTH LINE OF SAID 7.00 ACRE TRACT AND SAID TRACT 4-A A DISTANCE OF 379.67 FEET TO THE PLACE OF BEGINNING. SAID TRACT OF LAND HEREIN DESCRIBED CONTAINS 6.445 ACRES OF LAND. THE BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING OF SOUTH 88° 37' 44" WEST ON THE SOUTH LINE OF THIS TRACT AND ALL BEARINGS AND DISTANCES AGREE WITH AND ARE THE SAME AS SHOWN ON THE PLAT FOR SAID RANCLAND COUNTRY SUBDIVISION.

Date of Sale: AUGUST 05, 2025	Earliest time Sale will begin: 10:00 AM
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Place of sale of Property: THE COMMISSIONER'S COURTROOM AREA OF THE COURTHOUSE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE

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.

Appointment of Substitute Trustee: Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust, the same is now wholly due. Because of that default, *SELENE FINANCE, LP*, the owner and holder of the Note, has requested Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, to sell the property. The Trustee(s) has/have been appointed Substitute Trustee in the place of the original trustee, in the manner authorized by the deed of trust.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that *SELENE FINANCE, LP* bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or Stephanie Hernandez whose address is 14800 LANDMARK BLVD., SUITE 850, DALLAS, TX 75254, Trustee.

Limitation of Damages: 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 Mortgagor, the Mortgagee, or the Mortgagee's attorney.

A handwritten signature in black ink that reads "Margie Allen". The signature is written in a cursive style and is positioned above a horizontal line.

SUBSTITUTE TRUSTEE

✓ Margie Allen, Angie Brooks, Tommy Jackson, Keata Smith or
Stephanie Hernandez, Trustee

c/o Robertson, Anschutz, Schneid, Crane & Partners, PLLC,
13010 Morris Rd, Suite 450, Alpharetta, Georgia 30004
PH: (470)321-7112