

Our File Number: 16-02166

Name: BERNICE TAYLOR, AN UNMARRIED PERSON (BY IRMA BATTISE, ACTING AS HIS AGENT AND ATTORNEY IN FACT)

NOTICE OF TRUSTEE'S SALE

WHEREAS, on April 16, 2007, BERNICE TAYLOR, AN UNMARRIED PERSON (BY IRMA BATTISE, ACTING AS HIS AGENT AND ATTORNEY IN FACT), executed a Deed of Trust/Security Instrument conveying to CALVIN C. MANN JR., as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR FREEDOM MORTGAGE CORPORATION, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 200724732, in Book 949, at Page 474, in the DEED OF TRUST OR REAL PROPERTY records of **CHAMBERS COUNTY, TEXAS**; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, JUNE 4, 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 at the County Courthouse in **CHAMBERS COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows:

LOT 6, OF HUNTERS CHASE, SECTION ONE, AN ADDITION TO CHAMBERS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN VOLUME B, PAGE 172 OF THE PLAT RECORDS, CHAMBERS COUNTY, TEXAS.

Property Address: 10247 COUNTRY SQUIRE BLVD
BAYTOWN, TX 77520-0759

Mortgage Servicer: SELENE FINANCE L.P


Noteholder: WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST
9990 RICHMOND AVE, SUITE 400 SOUTH
HOUSTON, TX 77042

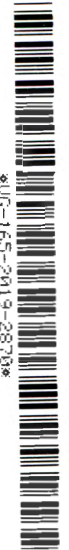
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

ACTIVE MILITARY SERVICE NOTICE

Assert and protect your rights as a member of the armed forces of the United States. If you 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.

WITNESS MY HAND this 13 day of May, 2019.


Tommy Jackson, Carolyn Ciccio, Tiffany Beggs,
Evan Press, Amy Bowman, Julian Perrine, Reid
Ruple, Vanessa McHaney, Ron Harmon, Kristie
Alvarez, Kristopher Holub, Cary Corenblum,
Stephanie Kohler, Catrena Ward, Luci Fuller,
Mariel Marroquin, Substitute Trustees
c/o Marinosei Law Group, P.C.
14643 Dallas Parkway, Suite 750
Dallas, Texas 75254
(972) 331-2300



FILED FOR RECORD IN:
Chambers County
On: 5/13/2019 11:36:29 AM
Doc Number: 2019 - 2870
Number of Pages: 1
Amount: 10.00
Order#: 20190513000028
By: KH



Heather H. Hawthorne, County Clerk

Recorded: *Heather Hawthorne*