

SELENE FINANCE LP (SLE)
MILLIKEN, RHONDA AND BOBBY
1200 COUNTY ROAD 102, CALDWELL, TX 77836

FHA 493-8436806-703
Firm File Number: 16-025638

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 26, 2007, BOBBY MILLIKEN AND RHONDA MILLIKEN, HUSBAND AND WIFE, AS COMMUNITY PROPERTY, as Grantor(s), executed a Deed of Trust conveying to TOMMY BASTIAN, BARRETT 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 & WHITAKER MORTGAGE CORP. in payment of a debt therein described. The Deed of Trust was filed in the real property records of BURLERSON COUNTY, TX and is recorded under Clerk's File/Instrument Number 00004877 Volume 732, Page 200, 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, March 6, 2018 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, I will sell said Real Estate in the area designated by the Commissioners Court, of Burleson 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 Burleson, State of Texas:

PLEASE SEE EXHIBIT "A".

Property Address: 1200 COUNTY ROAD 102
CALDWELL, TX 77836
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.



SUBSTITUTE TRUSTEE

Pete Florez, Zachary Florez, Orlando Rosas or Bobby Brown
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.

EXHIBIT "A"

2.00 Acre Tract
William A. Tremper Survey, A-237
Burlison County, Texas

Field notes of a 2.00 acre tract or parcel of land, lying and being situated in the William A. Tremper Survey, Abstract No. 237, Burlison County, Texas, and being part of the called 16 $\frac{3}{4}$ acre - 2nd Tract described in the deed from Rudolph J. Odstrcil, et ux, to Hubert Odstrcil, Jerry Odstrcil and David Odstrcil, as recorded in Volume 247, Page 755, of the Deed Records of Burlison County, Texas, and said 2.00 acre tract being more particularly described as follows:

COMMENCING at the 4" creosote post fence corner marking the northeast corner of the beforementioned 16 $\frac{3}{4}$ acre tract in the west line of the called 125 acre - 1st Tract described in the abovementioned Volume 247, Page 755, of the Deed Records of Burlison County, Texas, and same being the southeast corner of the Garland - remainder of the called 33 $\frac{1}{4}$ acre tract, Volume 90, Page 320, of the Deed Records of Burlison County, Texas;

THENCE S 70° 45' 51" W along the north line of the beforementioned 16 $\frac{3}{4}$ acre tract, same being the south line of the beforementioned 33 $\frac{1}{4}$ acre tract, adjacent to a fence, for a distance of 525.79 feet, to a 1/2" iron rod set at the PLACE OF BEGINNING of this description;

THENCE S 14° 14' 08" W across the beforementioned 16 $\frac{3}{4}$ acre tract for a distance of 490.95 feet to a 1/2" iron rod set in the fenced north line of County Road No. 102, from which a cross-tie fence angle point in the north line of County Road No. 102 bears S 75° 42' 20" E - 963.1 feet;


THENCE N 75° 42' 20" W along the fenced north line of said County Road No. 102, approximately parallel with and approximately 60' north of the south line of the beforementioned 16 $\frac{3}{4}$ acre tract, for a distance of 206.10 feet to a 1/2" iron rod set, from which a 1/2" iron rod found at a cross-tie fence corner marking the southeast corner of the Jerry D. Odstrcil - called 1.210 acre tract, Volume 432, Page 765, of the Deed Records of Burlison County, Texas, bears N 75° 42' 20" W - 141.62 feet;

THENCE N 14° 14' 08" E across the beforementioned 16 $\frac{3}{4}$ acre tract, parallel with and 141.62 feet east of the west line of the beforementioned 1.210 acre tract for a distance of 354.47 feet to a 1/2" iron rod set in the north line of the 16 $\frac{3}{4}$ acre tract, from which a 1/2" iron rod found marking the northeast corner of the 1.210 acre tract bears S 70° 45' 51" W - 169.78 feet;

THENCE N 70° 45' 51" E along the north line of the beforementioned 16 $\frac{3}{4}$ acre tract, same being the south line of the beforementioned 33 $\frac{1}{4}$ acre tract, adjacent to a fence, for a distance of 247.07 feet to the PLACE OF BEGINNING, containing 2.00 acres of land, more or less.



Surveyed February 2003

By: 
S. M. Kling
R.P.L.S. No. 2003

0000-8877

DR BK

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732

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Bk
OR

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Filed for Record in:
Burleson County

On: Oct 31, 2007 at 04:33P

As an Official Public Records

Document Number: 00004877

Amount 52.00

Receipt Number - 53377

By
Sharon Burgess

STATE OF TEXAS COUNTY OF BURLESON
I hereby certify that this instrument
was filed on the date and time
stamped hereon by me and was duly
recorded in the volume and page of
the named records of:

Burleson County

As stamped hereon by me.

Oct 31, 2007

Honorable Anna L. Schielack
County Clerk

Filed for Record in:
Burleson County

On: Jan 18, 2018 at 03:54P

As on Postings Real Estate Notice

Amount 2.00

Receipt Number - 119489

By
Jessica Lucero

STATE OF TEXAS COUNTY OF BURLESON
I hereby certify that this instrument
was filed on the date and time
stamped hereon by me and was duly
recorded in the volume and page of
the named records of:

Burleson County

As stamped hereon by me.

Jan 18, 2018

Anna L. Schielack
Burleson County Clerk