



C&S No. 44-15-3722 / FHA / No  
Selene Finance LP

## NOTICE OF TRUSTEE'S SALE

**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. Sender is: Codilis & Stawiariski, PC, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060**

Date of Security Instrument: September 15, 2006

**Grantor(s):** Richard L. Keahey and Alisha Keahey

**Original Trustee:** Hill Gilstrup P.C.

**Original Mortgagee:** Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Fidelity Home Mortgage Corp., A Corporation, its successors and assigns

**Recording Information:** Vol. 02189, Page 00842, or Clerk's File No. 00059973; Re-recorded in Clerk's file no.16019, Volume 1516, Page 123, in the Official Public Records of HUNT County, Texas.

**Current Mortgagee:** Selene Finance LP

**Mortgage Servicer:** Selene Finance LP, whose address is C/O 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

**Legal Description:**

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN HUNT COUNTY, TEXAS, AND BEING KNOWN AS LOT 7, CORRECTED FINAL PLAT OF 101 SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 400, PAGE 1750, PLAT RECORDS, HUNT COUNTY, TEXAS; AND AS SHOWN BY PLAT RECORDED IN CABINET E, SLIDE 335, HUNT COUNTY, TEXAS.

Date of Sale: 09/05/2017 Earliest Time Sale Will Begin: 1:00 PM

## APPOINTMENT OF SUBSTITUTE TRUSTEE

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Robert LaMont as Substitute Trustee, David Sims as Successor Substitute Trustee, Harriett Fletcher as Successor Substitute Trustee, Sheryl LaMont as Successor Substitute Trustee, Randy Daniel as Successor Substitute Trustee, Allan Johnston as Successor Substitute Trustee, Sharon St. Pierre as Successor Substitute Trustee, Ronnie Hubbard as Successor Substitute Trustee, Jim OBryant as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. 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 the Mortgagor, the Mortgagee or the Mortgagee's attorney.

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COUNTY CLERK  
HUNT COUNTY, TX  
17 AUG 14 AM 9:31  
BY: [Signature]  
DEPUTY

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HUNT County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 10th day of August, 2017.

For Information:

"Servicelink Default Abstract Solutions  
1320 Greenway Drive, Suite 300  
Irving, TX 75038




Brad Kitchens, Attorney at Law  
Codilis & Stawiariski, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

STATE OF TEXAS

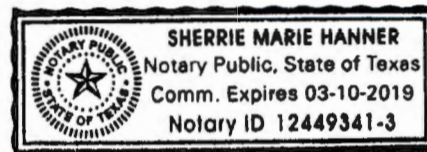
COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Brad Kitchens as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as *Personal Knowledge*, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 10th day of August, 2017.



Notary Public  
Signature



Posted and filed by: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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