

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on March 16, 2006, ARDIE GRAY AND SPOUSE, VANESSA GRAY, as Grantor(s), executed a Deed of Trust conveying to DON W. LEDBETTER, 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 **FREESTONE COUNTY**, TX and is recorded under Clerk's File/Instrument Number 06004315 Volume 01365, Page 00501, 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, April 4, 2017 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 in the area designated by the Commissioners Court, of Freestone 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 Freestone, State of Texas:

ALL THAT CERTAIN LOT, TRACT OF PARCEL OF LAND BEING 60 FEET OFF THE SOUTH END OF LOTS NOS. 1 AND 2 IN BLOCK 103, IN THE CITY OF TEAGUE, FREESTONE COUNTY, TEXAS, ACCORDING TO THE MAP AND PLAT OF SAID CITY AS DRAWN BY W.H. PAGE, FOUND OF RECORD IN VOLUME 23, PAGE 640, DEED RECORDS OF FREESTONE COUNTY, TEXAS

Property Address: 416 M NORTH 3RD AVENUE  
TEAGUE, TX 75860  
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.

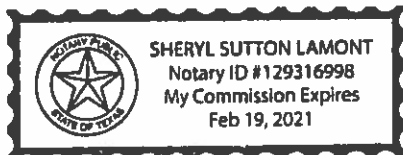
*Sharon St. Pierre*

SUBSTITUTE TRUSTEE  
Lori Garner, Robert LaMont, Sheryl LaMont, Harriett Fletcher, David Sims, Allan Johnston, or Sharon St. Pierre,  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF TEXAS  
COUNTY OF GREGG

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Sharon St. Pierre, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of March  
20 17.



*Sheryl Sutton LaMont*  
NOTARY PUBLIC in and for  
GREGG COUNTY,  
My commission expires: 02-19-2021  
Type or Print Name of Notary  
Sheryl Sutton LaMont

**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.**

FILED FOR RECORD IN  
Freestone County  
Linda Jarvis  
COUNTY CLERK  
ON: Mar 13, 2017 AT 12:52P  
as Notice of Trustee Sale

Total Fees : 8.00  
Receipt Number - 140505  
By, Dianne Mannings, Deputy