

SELENE FINANCE LP (SLE)
KITTRELL, CRYSTAL
1004 TUMLINSON ROAD, COLUMBUS, TX 78934

FHA 4938561876703
Firm File Number: 19-033253

FILED FOR RECORD
COLORADO COUNTY, TX

2019 MAY 31 AM 10:27

NOTICE OF TRUSTEE'S SALE

KIMBERLY MENKE
COUNTY CLERK

WHEREAS, on March 28, 2008, CRYSTAL D. KITTRELL AND HUSBAND, JAMES D. KITTRELL, as Grantor(s), executed a Deed of Trust conveying to MICHAEL H. PATTERSON, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR AMERICARE INVESTMENT GROUP, INC. DBA PREMIER CAPITAL LENDING in payment of a debt therein described. The Deed of Trust was filed in the real property records of COLORADO COUNTY, TX and is recorded under Clerk's File/Instrument Number 1179 Volume 585, Page 539, 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

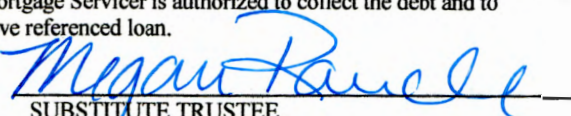
NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **Tuesday, August 6, 2019** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, the Substitute Trustee will sell said Real Estate in the area designated by the Commissioners Court, of Colorado 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 Colorado, State of Texas:

SEE EXHIBIT A

Property Address: 1004 TUMLINSON ROAD
COLUMBUS, TX 78934
Mortgage Servicer: SELENE FINANCE LP
Mortgagee: SELENE FINANCE LP
9990 RICHMOND AVENUE
SUITE 400S
HOUSTON, TEXAS 77042

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.


SUBSTITUTE TRUSTEE
Megan-Randle or Rebecca Bolton,
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.

FRANK SURVEYING Co., Inc.
2205 Walnut Street
Columbus, Texas 76934
979.732.3114

STATE OF TEXAS COUNTY OF COLORADO
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 OFFICIAL
RECORDS of Colorado County, Texas and stamped
hereon by me, on

APR 02 2008



Darlene Hayer
DARLENE HAYER
COUNTY CLERK, COLORADO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COLORADO

FIELD NOTES of a survey of a 0.973 acre tract of land out of the James Tumlinson Survey, Abstract No. 48, Colorado County, Texas. Said 0.973 acre tract being all of that called 0.975 acre tract of land described in a deed dated August 28, 2005 to Bruce L. Binder, recorded in Volume 503, Page 176, of the Official Records of Colorado County, Texas for which reference is made and the said 0.973 acre tract being described by metes and bounds as follows, TO-WIT:

BEGINNING at 1/2 inch iron rod found for the Northwest corner of the herein described tract in the South line of Schobel Road, corner being also the common Northeast corner of a combined tract of called 3.00 acres (consisting of a 1.00 acre tract and 2.00 acre tract) as described in Volume 275, Page 653, Colorado County Official Records;

THENCE N 88° 10' 28" E (called N 88° 10' 28" E) with the South line of Schobel Road, being also the common North line of the herein described tract and at 189.33 feet a 5/8 inch iron rod set (capped Frank Surveying) for reference in the West line of Tumlinson Road (60' wide), being also the West line of that called 30' right of way easement described in Volume 428, Page 32, Colorado County Deed Records and continuing for a total distance of 199.50 feet (called 199.50') to a point in the called centerline of Tumlinson Road for the Northeast corner of the herein described 0.973 acre tract;

THENCE with the called centerline of Tumlinson Road, being also the common East line of the herein described tract S 04° 07' 38" W a distance of 223.44 feet (called S 04° 07' 38" W - 223.9') to a point in said centerline for the Southeast corner of the herein described tract, corner being also the common Northeast corner of that called 0.913 acre tract described in a deed to Bradley Hernandez, Volume 523, Page 651, Colorado County Official Records;

THENCE N 85° 55' 32" W (called N 85° 49' 55" W) with the Northerly line of the said 0.913 acre tract, being also the common Southerly line of the herein described tract and at 30.00 feet the West line of said Tumlinson Road, being also the West line of that said 30 foot right of way easement, at 31.11 feet a 5/8 inch iron rod found for reference (unknown origin - from which a 3/4 inch iron rod found (unknown origin) bears S 04° 36' 23" W a distance of 199.89 feet), and continuing for a total distance of 199.05 feet (called 199.05') to a 5/8 inch iron rod set (capped Frank Surveying) for the Northwest corner of the said 0.913 acre tract, said corner being also in the common East line of said combined 3.00 acre tract, from said corner a 1/2 inch iron rod found for the Southwest corner of the said 0.913 acre tract bears S 04° 18' 16" W a distance of 199.25 feet;

THENCE with the East line of the said combined called 3.00 acre tract, being also the common West line of the herein described 0.973 acre tract N 04° 18' 16" E a distance of 202.93 feet (called N 04° 18' 16" E - 203.07') to the **PLACE OF BEGINNING**, containing 0.973 acre of land.

Survey Plat to accompany Field Notes.

Project No. 08-118

All bearings are based on the found monumentation along the Westerly line of the said 0.913 acre tract and the herein described 0.973 acre tract and as described as the record deed call in Volume 503, Page 176, Colorado County Official Records.

IN WITNESS THEREOF, my hand and seal, this the 28th day of March 2008.



Matthew W. Loessin
For Frank Surveying Co., Inc.
By: Matthew W. Loessin, RPLS
Texas Registration No. 5953

C.K. J.K.

EXHIBIT "A"