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FILED  
AT 4:15 O'CLOCK P.M.

SEP 05 2019

**NOTICE OF TRUSTEE'S SALE AND APPOINTMENT OF SUBSTITUTE TRUSTEE**

*Barbara Simpson*  
COUNTY CLERK, CORYELL CO., TEXAS

**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: Codrills & Moody, P.C., 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060**

**INSTRUMENT BEING FORECLOSED AND MORTGAGE SERVICER INFORMATION**

Deed of Trust dated July 12, 2007 and recorded under Clerk's File No. 208805, in the real property records of CORYELL County Texas, with Richard B. Vanjoske Sr., an unmarried man, Viola M. Howard, an unmarried woman as Grantor(s) and Cascade Financial Services as Original Mortgagee.

Deed of Trust executed by Richard B. Vanjoske Sr., an unmarried man, Viola M. Howard, an unmarried woman securing payment of the indebtedness in the original principal amount of \$96,485.00 and obligation therein described including but not limited to the promissory note and all modifications, renewal and extensions of the promissory note (the "Note") executed by Richard B. Vanjoske Sr. and Viola M. Howard. Selene Finance LP is the current mortgagee (the "Mortgagee") of the Note and Deed of Trust or Contract Lien.

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. Selene Finance LP is acting as the Mortgage Servicer for the Mortgagee. Selene Finance LP, is representing the Mortgagee, whose address is: 9990 Richmond Avenue, Suite 400S, Houston, TX 77042-4546.

**Legal Description:**

**A DESCRIPTION OF A 0.246 ACRE TRACT SITUATED OUT OF LOT 7, BLOCK 2, WELLS ADDITION RECORDED IN VOLUME 15, PAGE 555, THE DEED RECORDS OF CORYELL COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES**

**SALE INFORMATION**

**Date of Sale: 11/05/2019**

**Earliest Time Sale Will Begin: 10:00 AM**

**Location of Sale:** The place of the sale shall be: CORYELL County Courthouse, Texas at the following location: At the north door of the Coryell County Courthouse, or if the preceding area is no longer the designated area, at the area most recently designated by the County Commissioner's Court

**TERMS OF SALE**

A default has occurred in the payment of said herein referenced indebtedness, and the same is now wholly due, and the Mortgagee and/or Mortgage Servicer has requested the hereinafter appointed Substitute Trustee to sell said property to the highest bidder for cash and to distribute or apply the proceeds of said sale in accordance with the terms of said Deed of Trust.

The Sale will be conducted as a public auction to the highest bidder for cash, except that Mortgagee's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust. Pursuant to the Deed of Trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "AS IS," "WHERE IS" condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the Deed of Trust.



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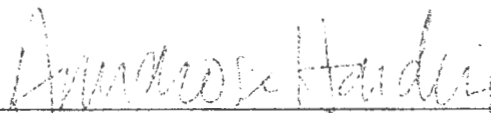
The sale will begin at the earliest time stated above, or within three (3) hours after that time. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**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, in my capacity as attorney for the Mortgagee and/or Its Mortgage Servicer, and pursuant to Section 51.0076 of the Texas Property Code, I HEREBY APPOINT AND DESIGNATE Tim Lewis, Brenda Wiggs, Denise Boerner, Donna Stockman, David Stockman, Guy Wiggs, Juanita Cox, Jimmy Brewer, Stephen Rawlings, Michelle Schwartz, Kathy Arrington, Thomas Delaney, Danya Gladney or Aaron Demuth as Substitute Trustee.**

The address for the Substitute Trustee for purposes of Section 51.0075(e) of the Texas Property Code is:  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E. Suite 900A  
Houston, TX 77060  
(281) 925-5200

Executed on this the 3rd day of September, 2019.


  
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Annarose M. Harding, Attorney at Law  
Codilis & Moody, P.C.  
400 N. Sam Houston Pkwy E, Suite 900A  
Houston, TX 77060  
(281) 925-5200

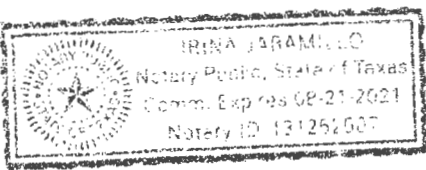
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose M. Harding 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.

Executed on this the 3rd day of September, 2019.

  
\_\_\_\_\_  
Notary Public  
Signature



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

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

EXHIBIT A

A description of a 0.246 acre tract situated out of Lot 7, Block 2, Wells Addition recorded in Volume 15, Page 555, The Deed Records of Coryell County, Texas, being the same called 0.246 acre tract conveyed to Richard B. Vanjoske and Viola M. Howard in Volume 348, Page 714, the Deed Records of Coryell County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1 inch iron pipe found in the east right-of-way line of Andrews Street, (40' R.O.W.), for the southwest corner of Lot 6, Block 2 of said Wells Addition and a called 0.119 acre tract conveyed to Bobby Anthony in Instrument Number 17268, Public Records of Coryell County, Texas, and for the northwest corner of said Lot 7 and the herein described tract;

**THENCE** with the common line of Lot 6 and Lot 7, North 90° 00' 00" East, a distance of 101.00 feet, (called East, 101 feet), to a ½ inch iron rod with cap set in the south line of a called 0.119 acre tract out of Lot 6 of said Wells Addition conveyed to W. D. Cooper in Volume 219, Page 235, The Deed Records of Coryell County, Texas, for the northwest corner of a called 0.219 acre tract out of said Lot 7 conveyed to Charles L. Shepherd and Daniel C. Shepherd in Instrument Number 144669, The Public Records of Coryell County, Texas, and for the northeast corner of the herein described tract;

**THENCE** with the west line of said 0.219 acre tract, South 00° 00' 00" East, a distance of 106.00 feet, (called South, 106 feet), to a ½ inch iron rod with cap set in the north right-of-way line of South Street (50' R.O.W.), in the south line of said Lot 7, for the southwest corner of said 0.219 acre tract and for the southeast corner of the herein described tract;

**THENCE** with said north right-of-way line of South Street, South 90° 00' 00" West, a distance of 101.00 feet, (called West, 101 feet), to a ½ inch iron rod with cap set at the intersection of said north right-of-way line of South Street and said east right-of-way line of Andrews Street and for the southwest corner of said Lot 7 and the herein described tract;

**THENCE** with said east right-of-way line of Andrews Street and the west line of said Lot 7, North 00° 00' 00" West, a distance of 106.00 feet (called North, 106 feet), being the BEARING BASIS herein, to the POINT OF BEGINNING and containing 0.246 acres of land.