

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**NOTICE: PURSUANT TO TEXAS TAX CODE SECTION 32.06, THE FORECLOSURE SALE REFERRED TO IN THIS DOCUMENT IS A SUPERIOR TRANSFER TAX LIEN SUBJECT TO RIGHT OF REDEMPTION UNDER CERTAIN CONDITIONS. THE FORECLOSURE IS SCHEDULED TO OCCUR ON DECEMBER 1, 2015.**

**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.**

**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.**

1. Property To Be Sold. The property to be sold is described as follows:

BEING 3.00 ACRES SITUATED IN AND A PART OF THE W.J. EATON LEAGUE, ABSTRACT NO. 164, VICTORIA COUNTY, TEXAS, AND BEING THE SAME AS THAT CERTAIN 3.00 ACRE TRACT RECORDED IN VOLUME 218, PAGE 567 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS; SAID 3.00 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CORPORATE WARRANTY DEED DATED AUGUST 22, 2002 AND RECORDED ON AUGUST 26, 2002 AS INSTRUMENT NO. 200211084, FROM PRUDENTIAL RELOCATION, INC., FKA CITICAPITAL RELOCATION, INC, A CORPORATION TO GILBERT L. JENNINGS AND BRYLA B. JENNINGS, DEED RECORDS, VICTORIA COUNTY, TEXAS.

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time, and place:

Date: December 1, 2015

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three hours thereafter. The sale shall be completed by no later than 4:00 p.m.

Place: The sale will be held at the Victoria County Courthouse at the following location: the area in front of the East door of the Victoria County Courthouse Building located at 115 N. Bridge St., or as further designated by the County Commissioners. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Substitute Trustee's Sale was posted.

The deed of trust/contract for foreclosure of tax lien permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and re-filed in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or re-filing may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the deed of trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property, Code, the Trustee or any Substitute Trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the Trustee or any Substitute Trustee.

4. Type of Sale. The sale is a non judicial deed of trust/contract for foreclosure of tax lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust contract for foreclosure of tax lien executed by Gilbert Jennings. The deed of trust is dated June 21, 2012, and is recorded in the office of the County Clerk of Victoria County, Texas, under Clerk's Document No. 201207389 in the Official Public Records of Victoria County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$4,748.66, executed by Gilbert Jennings, and payable to the order of RioProp Ventures, LLC; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of Gilbert Jennings to RioProp Ventures,

LLC. Propel Financial Services, LLC, 7990 IH 10 W, Suite 200, San Antonio, Texas 78230, assignee of RioProp Ventures, LLC is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the counsel for the beneficiary:  
BRIAN S. BELLAMY: 4330 Gaines Ranch Loop, Suite 150, Austin, Texas, 78735: 512-347-1604;  
[bbellamy@ssjmlaw.com](mailto:bbellamy@ssjmlaw.com)

6. Default and Request To Act. Default has occurred under the deed of trust, and the beneficiary has requested Brian S. Bellamy to act as Substitute Trustee, to conduct this sale. Notice is given that before the sale the beneficiary, or its attorney, may appoint another person as substitute trustee to conduct the sale.

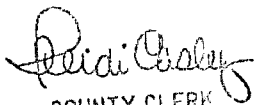
DATED: October 13, 2015



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Brian S. Bellamy

FILED  
2015 OCT 15 AM 10:10

  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

SELENE FINANCE, LP (SLE)  
TILLERY, JOHN A. AND SONIA  
408 BERKSHIRE LANE, VICTORIA, TX 77904

FHA 495-8037582-703  
Our File Number: 15-022301

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 3, 2008, JOHN A TILLERY AND SONIA TILLERY, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to DON HARRIS, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR ALETHES, LLC in payment of a debt therein described. The Deed of Trust was filed in the real property records of VICTORIA COUNTY, TX and is recorded under Clerk's File/Instrument Number 200810820, 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, **December 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 A.M. or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in VICTORIA COUNTY, TX to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said 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 VICTORIA, State of Texas:

BEING LOT NUMBER EIGHTEEN (18), IN BLOCK SEVENTEEN (17), OF CASTLE HILL NORTH SECTION II, AN ADDITION TO THE CITY OF VICTORIA, VICTORIA COUNTY, TEXAS, ACCORDING TO THE ESTABLISHED MAP AND PLAT OF SAID ADDITION OF RECORD IN VOLUME 4, PAGE 37 OF THE PLAT RECORDS OF VICTORIA COUNTY, TEXAS, TO WHICH REFERENCE IS HERE MADE FOR DESCRIPTIVE PURPOSES.

Property Address: 408 BERKSHIRE LANE  
VICTORIA, TX 77904  
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.

**FILED**  
*aw*  
2015 OCT 29 P 1:00

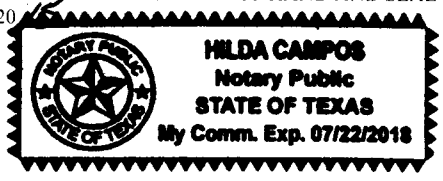
*David Crisley*  
COUNTY CLERK  
VICTORIA COUNTY, TEXAS

*Calibolsley*  
SUBSTITUTE TRUSTEE  
JO WOOLSEY OR BOB FRISCH OR VICKI  
HAMMONS OR ARNOLD MENDOZA OR SANDRA  
MENDOZA OR JAMIE STEEN OR W.D. LAREW OR  
FREDERICK BRITTON OR JACK BURNS II OR EVAN  
PRESS OR PATRICIA SANDERS OR KRISTOPER  
HOLUB OR PATRICK ZWIERS OR KELLEY BURNS  
OR TANYA GRAHAM OR DANIEL WILLSIE OR  
MIKE HANLEY OR ISREAL CURTIS OR JASON  
SPENCE OR JOHN SISK OR OSCAR CABALLERO OR  
DONNA CABALLERO  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Mueces

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LAWANNA WOOLSEY, 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.

20 16 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 29<sup>th</sup> day of October



Hilda Campos  
NOTARY PUBLIC in and for Morris COUNTY  
My commission expires: 07-22-2018  
Type or Print Name of Notary Hilda Campos

**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.**