

April 3, 2018

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NOTICE OF [SUBSTITUTE] 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.

1. **Date, Time, and Place of Sale.**

Date: April 03, 2018

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: LOCATION DESIGNATED BY THE COMMISSIONERS COURT ON 9/15/87 AND FILED IN VOL. 627, P. 567 DEED RECORDS OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 25, 2014 and recorded in Document VOLUME 399, PAGE 532 real property records of RUNNELS County, Texas, with MICHAEL L. CHALOU AND MISTY DAWN CHALOU, grantor(s) and LUCILLE ALSTON, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by MICHAEL L. CHALOU AND MISTY DAWN CHALOU, securing the payment of the indebtednesses in the original principal amount of \$64,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NATIONWIDE 25559 TRUST, DOUGLAS B. FLETT, TRUSTEE is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** 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 lien securing the Property referenced above. MORTGAGE DEFAULT SERVICES, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o MORTGAGE DEFAULT SERVICES
2608 WEST HOWESDALE ROAD
SPOKANE, WA 99208

TERRY BROWDER, LAURA BROWDER OR MARSHA MONROE
Substitute Trustee
c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on _____ I filed at the office of the RUNNELS County Clerk and caused to be posted at the RUNNELS County courthouse this notice of sale.

Declarants Name: _____
Date: _____

POSTED March 12, 2018
At 11:25 o'clock A M
Julia Miller
County Clerk, Runnels County, Texas
By Nancy Adams Deputy



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EXHIBIT "A"

90 FEET BY 157 FEET OF LAND IN RUNNELS COUNTY, TEXAS, COMPRISING: (1) 36 FEET BY 157 FEET, ALL OF LOT C OF THE BOWDON ADDITION TO THE CITY OF BALLINGER, RUNNELS COUNTY, TEXAS, AS SAME APPEARS ON THE RECORDED MAP OF THE PLAN OF SAID ADDITION, TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE; AND (2) 54 FEET BY 157 FEET OF LOT NO. FOUR (4) IN BLOCK C, A SUBDIVISION OF THE THOMAS LARGENT SURVEY NO. 366, ABSTRACT NO. 357, WHICH SAID TRACT 90 FEET BY 157 FEET IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT C OF THE BOWDON ADDITION TO SAID CITY OF BALLINGER, SAME BEING AT THE INTERSECTION OF THE WESTERLY LINE OF POU AVENUE WITH THE NORTHERLY LINE OF NINTH STREET; THENCE NORTH 60 DEGREES WEST WITH THE NORTHERLY LINE OF NINTH STREET, AT 36 FEET THE SOUTHWESTERLY CORNER OF SAID LOT C OF THE BOWDON ADDITION TO SAID CITY OF BALLINGER, AT 90 FEET IN ALL; THENCE NORTH 30 DEGREES EAST 157 FEET TO AN ALLEY; THENCE SOUTH 60 DEGREES EAST WITH THE SOUTHERLY LINE OF SAID ALLEY 90 FEET TO THE WESTERLY LINE OF POU AVENUE; THENCE SOUTH 30 DEGREES WEST WITH THE WESTERLY LINE OF POU AVENUE 157 FEET TO THE PLACE OF BEGINNING.



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