

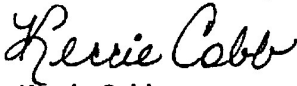


<b>LIMESTONE COUNTY</b> Kerrie Cobb 200 West State Street Suite 102 Groesbeck, TX 76642 Phone: (254)729-5504	<b>DOCUMENT #:</b> FC-2023-0029 <b>RECORDED DATE:</b> 08/04/2023 10:27:43 AM 	
<b>OFFICIAL RECORDING COVER PAGE</b>		Page 1 of 4
<b>Document Type:</b> FORECLOSURE <b>Transaction Reference:</b> <b>Document Reference:</b>	<b>Transaction #:</b> 948693 - 1 Doc(s) <b>Document Page Count:</b> 3 <b>Operator Id:</b> Olga	
<b>RETURN TO:</b> () BEATRICE CARRILLO 117 FARNSWORTH STREET HOT SPRINGS NATIONAL PARK, AR 71901	<b>SUBMITTED BY:</b> BEATRICE CARRILLO 117 FARNSWORTH STREET HOT SPRINGS NATIONAL PARK, AR 71901	
<p>DOCUMENT # : FC-2023-0029          RECORDED DATE: 08/04/2023 10:27:43 AM</p> <p>I hereby certify that this document was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Limestone County.</p> <div style="display: flex; align-items: center;">  <div style="text-align: center;">   <b>Kerrie Cobb</b>  <b>Limestone County Clerk</b> </div> </div>		

# PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

**NOTE: If document data differs from cover sheet, document data always controls.**  
**\*COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT AFTER RECORDING FOR ADDITIONAL INFORMATION.**

210 MORNINGSIDE DR  
MEXIA, TX 76667

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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: October 03, 2023

Time: The sale will begin at 11:00 AM or not later than three hours after that time.

Place: THE FRONT DOOR WHICH FACES STATE STREET OF THE LIMESTONE COUNTY COURTHOUSE 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 July 27, 2016 and recorded in Document CLERK'S FILE NO. 20162339; AS AFFECTED BY CORRECTION AFFIDAVIT IN CLERK'S FILE NO. 20162827 real property records of LIMESTONE County, Texas, with DONALD D CHASTEEN AND HIS SPOUSE SANJUANA GRAHAM, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by DONALD D CHASTEEN AND HIS SPOUSE SANJUANA GRAHAM, securing the payment of the indebtednesses in the original principal amount of \$155,138.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER  
8950 CYPRESS WATERS BLVD.  
COPPELL, TX 75019



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**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.**

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead LORI GARNER, MOLLIE MCCOSLIN, ROBERT LAMONT, SHARON ST. PIERRE, SHERYL LAMONT, ALLAN JOHNSTON, RONNIE HUBBARD OR HARRIETT FLETCHER whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Ryan Bourgeois

**Certificate of Posting**

My name is \_\_\_\_\_, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. I declare under penalty of perjury that on \_\_\_\_\_ I filed at the office of the LIMESTONE County Clerk and caused to be posted at the LIMESTONE County courthouse this notice of sale.

\_\_\_\_\_

Declarants Name: \_\_\_\_\_

Date: \_\_\_\_\_

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LIMESTONE

**EXHIBIT "A"**

BEING ALL OF LOT 9 AND THE EAST ONE-HALF (1/2) OF LOT 10, BLOCK 2, WRIGHT PLACE ADDITION, CITY OF MEXIA, LIMESTONE COUNTY, TEXAS, SAID LOTS BEING RECORDED ON THE OFFICIAL PLAT OF RECORD IN VOL. , PG. , PLAT RECORDS, LIMESTONE COUNTY, TEXAS, AND BEING THE SAME LOTS DESCRIBED IN THE DEED DATED NOVEMBER 7, 1977 FROM ADAMS CUSTOM HOMES, INC. TO REX JACKSON FORREST ET UX RECORDED IN VOL. 623, PG. 145, DEED RECORDS OF LIMESTONE COUNTY, TEXAS (L.C.D.R.), SAID LOTS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON ROD IN THE WEST MARGIN OF MORNINGSIDE DRIVE FOR SOUTHEAST CORNER OF LOT 9 AND THIS TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 8:

THENCE S. 86° 00' W. WITH THE NORTH LINE OF LOT 8, AT 93.00 FT. THE SOUTHWEST CORNER OF LOT 9 AND SOUTHEAST CORNER OF LOT 10, IN ALL, 130.43 FT. TO A SET ½" IRON ROD IN THE SOUTH LINE OF LOT 10 FOR SOUTHWEST CORNER OF THIS TRACT AND SOUTHEAST CORNER OF THE DR. EDUARDO AGUEROS FAMILY TRUST TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 8 AND NORTHEAST CORNER OF LOT 2;

THENCE N. 4° 00' W. 114.94 FT. A TO A FOUND ½" IRON ROD IN THE SOUTH LINE OF MORNINGSIDE DRIVE AND THE NORTH LINE OF LOT 10 FOR NORTHWEST CORNER OF THIS TRACT, SAME BEING THE NORTHEAST CORNER OF SAID AGUEROS FAMILY TRUST TRACT;

THENCE N. 86° 00" E. WITH THE SOUTH LINE OF MORNINGSIDE DRIVE, AT 37.43 FT. THE NORTHEAST CORNER OF LOT 10 AND THE NORTHWEST CORNER OF LOT 9, IN ALL, 70.43 FT. TO A SET ½" IRON ROD AT A POINT OF CURVATURE;

THENCE IN A SOUTHEASTERLY DIRECTION 94.25 FT. WITH THE ARC OF A CURVE HAVING A RADIUS OF 60.0 FT. A CENTRAL ANGLE OF 90° AND A LONG CHORD BEARING S. 49° 00' 00" E. 84.85 FT. TO A SET ½" IRON ROD AT A POINT OF TANGENCY IN THE WEST LINE OF MORNINGSIDE DRIVE AND THE EAST LINE OF LOT 9;

THENCE S. 4° 00' E. 54.94 FT. WITH THE EAST LINE OF LOT 9 AND THE WEST LINE OF MORNINGSIDE DRIVE TO THE POINT OF BEGINNING.