

Copy of Original  
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or Verified

Our File Number: 18-13348  
Name: DONALD D CHASTEEN, JOINED HEREIN PRO FORMA BY HIS SPOUSE SANJUANA GRAHAM

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on July 27, 2016, DONALD D. CHASTEEN, JOINED HEREIN PRO FORMA BY HIS SPOUSE SANJUANA GRAHAM, executed a Deed of Trust/Security Instrument conveying to SCOTT R. VALBY, as Trustee, the Real Estate hereinafter described, to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR MOVEMENT MORTGAGE, LLC, its successors and assigns, in the payment of a debt therein described, said Deed of Trust/Security Instrument being recorded under County Clerk Number 20162339, in the DEED OF TRUST OR REAL PROPERTY records of LIMESTONE COUNTY, TEXAS; and

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 the contingency and in the manner authorized by said Deed of Trust/Security Instrument; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, MARCH 5, 2019**, between ten o'clock AM and four o'clock PM and beginning not earlier than 11:00 AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **LIMESTONE COUNTY, TEXAS** 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 was posted.

Said Real Estate is described as follows:

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 IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 210 MORNINGSIDE DRIVE  
MEXIA, TX 76667  
Mortgage Servicer: LOANCARE, LLC  
Noteholder: LAKEVIEW LOAN SERVICING, LLC  
3637 SENTARA WAY, SUITE 303  
VIRGINIA BEACH, VA 23452

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.

**ACTIVE MILITARY SERVICE NOTICE**

**Assert and protect your rights as a member of the armed forces of the United States. If you 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.**

WITNESS MY HAND this 17<sup>th</sup> day of December, 2018.

*Sharon St. Pierre*  
Sharon St. Pierre Robert LaMont, David Sims,  
Lori Garner, Sheryl LaMont, Travis Kaddatz,  
Jonathan Harrison, Patrick Zwiers, Kristopher  
Holub, Ramiro Cuevas, Markcos Pineda, Allan  
Johnston, Shawn Schiller, Tonya Washington,  
Ronnie Hubbard, Substitute Trustees  
c/o Marinosci Law Group, P.C.  
14643 Dallas Parkway, Suite 750  
Dallas, Texas 75254  
(972) 331-2300

BEING all of Lot 9 and the East one-half (1/2) of Lot 10, Block 10, 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 1/2" 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 93.0 ft. the Southwest corner of Lot 9 and Southeast corner of Lot 10, in all, 130.43 ft. to a set 1/2" 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. to a found 1/2" 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 1/2" 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 1/2" 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**.

Filed for Record in:  
Limestone County

On: Dec 17, 2018 at 03:31P

By: Olga Guzman

Filed for Record in:  
Limestone County

On: Jul 27, 2016 at 03:30P

By: Olga Guzman

STATE OF TEXAS COUNTY OF LIMESTONE  
I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded in the named records of:  
Limestone County as stamped hereon by me.

Dec 17, 2018

Peggy Beck, County Clerk  
Limestone County

STATE OF TEXAS COUNTY OF LIMESTONE  
**EXHIBIT "A"** I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded in the named records of:  
Limestone County as stamped hereon by me.

Jul 27, 2016

Peggy Beck, County Clerk  
Limestone County