

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.

2017 AUG 28 PM 1:38

CATHY KEMP
HALE COUNTY CLERK
BY *[Signature]*

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

Date: October 03, 2017

Time: The sale will begin at 1:00PM or not later than three hours after that time.

Place: THE BULLETIN BOARD NEAR THE WEST ENTRANCE OF THE HALE 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 May 10, 2005 and recorded in Document VOLUME 1021, PAGE 2085 real property records of HALE County, Texas, with LUCIA P. JOHNSON, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by LUCIA P. JOHNSON, securing the payment of the indebtednesses in the original principal amount of \$57,750.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. FEDERAL NATIONAL MORTGAGE ASSOCIATION, A/K/A FANNIE MAE 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. SETERUS, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005

[Signature: Chelsea Brooks]

CHELSEA BROOKS, STACY RAPIER, SHELLY HENDERSON, DAVID CARRILLO, JOSE BAZALDUA, JOHN MCCARTHY, OR ANTONIO BAZALDUA
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 HALE County Clerk and caused to be posted at the HALE County courthouse this notice of sale.

Declarant's Name: _____
Date: _____



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HALE



LOT 45, BLOCK 1, VIRGIL PHILLIPS ADDITION, ABERNATHY, HALE COUNTY, TEXAS (ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 415, PAGE 81 OF THE HALE COUNTY DEED RECORDS).



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