

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: March 06, 2018

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

Place THE EASTERN STEPS, SECOND LEVEL (MIDDLE FLOOR) OF THE CHAMBERS 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 April 23, 2002 and recorded in Document VOLUME 02 555, PAGE 330 real property records of CHAMBERS County, Texas, with ABEL ARIZMENDI AND LAURA E. ARIZMENDI, grantor(s) and WASHINGTON MUTUAL BANK, FA, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by ABEL ARIZMENDI AND LAURA E. ARIZMENDI, securing the payment of the indebtednesses in the original principal amount of \$75,650.00, 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:

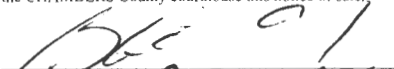
c/o SETERUS, INC.
14523 SW MILLIKAN WAY SUITE 200
BEAVERTON, OR 97005



GILBERT ARSIAGA, MARGIE ALLEN, KYLE BARCLAY, OR CRYSTAL ARSIAGA
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP
4004 Belt Line Road, Suite 100
Addison, Texas 75001

My name is GILBERT ARSIAGA and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001. I declare under penalty of perjury that on 2/12/18 I filed at the office of the CHAMBERS County Clerk and caused to be posted at the CHAMBERS County courthouse this notice of sale.


Declarant's Name: GILBERT ARSIAGA
Date: 2/12/18

05-165-2018-2732



EXHIBIT "A"

LOT FIFTY-ONE (51) OF CEDAR BAYOU ESTATES, SECTION ONE, A SUBDIVISION IN CHAMBERS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME "A", PAGE 162 OF THE PLAT RECORDS OF CHAMBERS COUNTY, TEXAS.

FILED FOR RECORD
2018 FEB 12 AM 10:45
Heather H. Hawthorne
COUNTY CLERK
CHAMBERS COUNTY, TEXAS

FILED FOR RECORD IN:
Chambers County
On: 2/12/2018 10:49:37 AM
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By: JG



Heather H. Hawthorne, County Clerk

Recorded: *Heather Hawthorne*

