

2019-00050



CLERK # 2019-00050

Fees: \$23.00

A Debtor who is serving on active duty in the military may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501, et. seq.) and state law, including Section 51.015 of the Texas Property Code. **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.**

NOTICE OF TRUSTEE'S SALE

DATE: February 7, 2019

NOTE #1: Promissory Note described as:

Date: January 9, 2015
Maker: Nicholas Dean Artho
Kayla L. Artho
Payee: Education Credit Union
Principal Amount: \$120,650.00

DEED OF TRUST: Deed of Trust described as:

Date: January 9, 2015
Grantor: Nicholas Dean Artho
Kayla L. Artho
Trustee: CU Alliance, LLC
Beneficiary: Education Credit Union
Recording Information: Recorded under Volume 316, beginning on page 765,
Sherman County Deed Records.
Lender: Education Credit Union
Borrower: Nicholas Dean Artho
Kayla L. Artho
Property: LOT THREE (3), OF REPLAT OF LOT 3 AND
PORTION OF LOT 2 OF REPLAT ON SUNRISE
ADDITION TO THE CITY OF STRATFORD,
SHERMAN COUNTY, TEXAS ACCORDING TO THE



Fees: \$23.00

PLAT THEREOF RECORDED IN VOLUME 131, BACK POCKET, SHERMAN COUNTY DEED RECORDS.

This property is commonly known as 610 S. Wall Street, Stratford, TX 79084

Trustee: CU Alliance, LLC

Trustee's Mailing Address: 9601 Jones Road STE 108
Houston, Texas 77065

THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED BELOW 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.

Substitute Trustee(s): Michael R. Alexander, Norman Clark, and Amy Gonzales
Substitute Trustee's Mailing Address: 500 S. Taylor, Suite 800
Amarillo, Texas 79101

DATE AND TIME OF TRUSTEE'S SALE OF PROPERTY:

March 5, 2019, being the first Tuesday of the month, to commence at 10:00 AM, or within three hours thereafter.

PLACE OF TRUSTEE'S SALE OF PROPERTY:

Foyer at the front door of the Sherman County Courthouse or as Designated by the County Commissioners.

Default has occurred in the payment of the Promissory Note and in the performance of the obligations of the Deed of Trust, which secures the Promissory Note. Because of such default, Lender, the owner of the Promissory Note, and the holder of the Promissory Note and the Deed of Trust, has requested the Substitute Trustee to sell the Property in accordance with the terms of the Deed of Trust and applicable law.

Therefore, notice is given that on the Date and Time of Trustee's Sale of Property and at the Place of Trustee's Sale of Property, the Substitute Trustee or such other trustee as Lender may subsequently appoint, will sell the Property by public sale to the highest bidder for cash, in accordance with the Deed of Trust and applicable law. The sale and conveyance of the Property will be subject to all matters of record applicable to the Property which are superior to the Deed of Trust. The Substitute Trustee has not made and will not make any covenants, warranties, or



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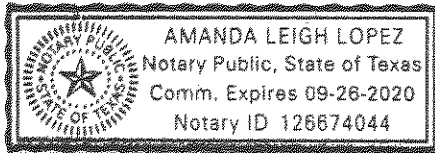
representations concerning the Property other than providing the successful bidder at the sale with a deed to the Property containing any warranties of title required by the Deed of Trust. The Property shall be sold "AS IS, WHERE IS", and WITH ALL FAULTS.

Michael R. Alexander, Attorney of Mortgagee and Substitute Trustee

ACKNOWLEDGMENT

STATE OF TEXAS)
)
COUNTY OF POTTER)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this the 7 day of February, 2019, personally appeared Michael R. Alexander, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was his act as Substitute Trustee under the Deed of Trust described above and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.


Notary Public, State of Texas

FILED
LAURA ROGERS
COUNTY & DISTRICT CLERK
Filed 02/07/2019 10:38:26 AM
SHERMAN COUNTY TEXAS

BY DEPUTY

STATE OF TEXAS COUNTY OF SHERMAN
I hereby certify that this instrument was FILED on the date
and time and in the Volume and Page stamped hereon by
me and was duly RECORDED in the Official Public
Records of Sherman County, Texas.



LAURA ROGERS, COUNTY CLERK
SHERMAN COUNTY, TEXAS
BY DEPUTY