

SELECT PORTFOLIO SERVICING, INC. (SPS)
BALASU, FREEMAN AND MATILDA
12506 TEMPLETON TRAIL, FARMERS BRANCH, TX
75234

CONVENTIONAL
Firm File Number: 17-027586

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 7, 2005, FREEMAN BALASU AND WIFE, MATILDA BALASU, as Grantor(s), executed a Deed of Trust conveying to MICHAEL L. RIDDLE, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 200503584404, to which reference is herein made for all purposes.

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

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, June 6, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas 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 of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

BEING LOT 4, IN BLOCK 5 OF TOWN NORTH ESTATES, AN ADDITION TO THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 39, PAGE 19 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 12506 TEMPLETON TRAIL
FARMERS BRANCH, TX 75234
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-WL3, ASSET-BACKED CERTIFICATES, SERIES 2006-WL3
3217 S. DECKER LAKE DR.
SALT LAKE CITY, UTAH 84119

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.

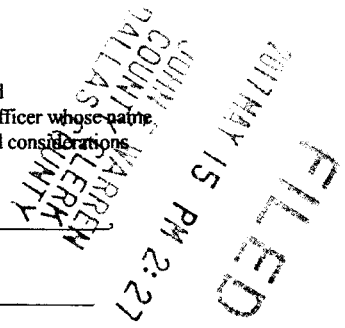
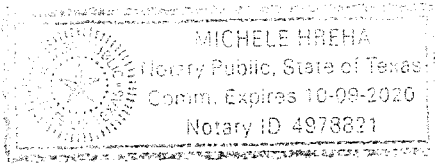
Shelley Ortolani
SUBSTITUTE TRUSTEE
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

20 17 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of May

Michael Hreha
NOTARY PUBLIC in and for _____ COUNTY,
My commission expires: _____



Type or Print Name of Notary

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 military service to the sender of this notice immediately.

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

STATE OF TEXAS :

COUNTY OF DALLAS :

WHEREAS, MUSTAPHA OULAD-CHIKH AND MISHAAL OULAD-CHIKH, CO-TRUSTEES OF THE OULAD-CHIKH FAMILY TRUST ("Grantor"), executed and delivered a Deed of Trust, Assignment of Leases and Rents (herein called the "Mortgage") dated as of April 18, 2016 and filed for record in the Office of the County Clerk of Dallas County, Texas, on April 19, 2016, in/under Document No. 201500101570, in the Official Public Records of Dallas County, Texas, conveying to Jay A. LaJone, Trustee (herein called the "Trustee"), the property described on Exhibit "A" attached hereto and made a part hereof (said real property being herein called the "Mortgaged Property"), reference being here made to the Mortgage for a more particular description of the real property and personal property covered thereby, the Mortgage securing the payment of a certain secured promissory note of even date therewith executed by Grantor and payable to the order of American Benefit Life Insurance Company, an Oklahoma insurance company (herein called "Lender"), in the original principal amount of One Million and No/100 Dollars (\$1,000,000.00) (herein called the "Note"); and all other indebtedness owing under the terms of the Mortgage; and.

WHEREAS, by instrument entitled Appointment of Substitute Trustee dated May 10, 2017 recorded in the Official Public Records of Dallas County, Texas, Lender, the legal owner and holder of the Note, acting pursuant to terms of the Mortgage, removed the Trustee originally named in the Original Mortgage and any substitute theretofore appointed and named, constituted and appointed Jim Mills of Travis County, Texas, Vickie Everhart of Ellis County, Texas, Bill Gibson of Rockwall County, Texas, Emily Northern of Travis County, Texas, Alexandra Zografos Holub of Travis County, Texas, Susan Mills of Travis County, Texas and Jay A. LaJone of Dallas County, Texas, or any of them, as Substitute Trustee under the Mortgage, thereby vesting in the Substitute Trustee the same estate, rights, powers and duties vested in the original Trustee in the Original Mortgage; and

WHEREAS, default has occurred in the payment of the Note, and the Lender, the legal owner of the Note has requested the Substitute Trustee to enforce the Mortgage and sell the Mortgaged Property covered thereby.

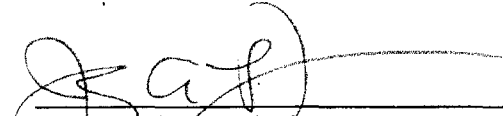
NOW, THEREFORE, NOTICE IS HEREBY GIVEN THAT, after this notice has been duly posted, and written notice has been duly served upon each person obligated to pay the debt secured by the Mortgage, as required by the Mortgage and by law, the Substitute Trustee will sell the Mortgaged Property at public auction, to the highest bidder, for cash, at the area designated by the County Commissioners Court of Dallas County, Texas, between the hours of 10:00 a.m. and 1:00 p.m. on Tuesday, June 6, 2017, being the first Tuesday in June. The earliest time at which the sale of the Mortgaged Property will occur shall be ten o'clock a.m. (10:00 a.m.) on Tuesday, June 6, 2017, in accordance with Section 51.002(b) of the Texas Property Code.

DALLAS COUNTY
COUNTY CLERK
JOHN H. WARREN

JUN 15 PM 12:41

FILED

Executed this the 11th day of May, 2017.



Jay A. LaJone, Substitute Trustee
1603 LBJ Freeway, Suite 280
Dallas, Texas 75234

EXHIBIT "A"

BEING a tract of land situated in the F. Miller Survey, Abstract No. 926 and the S.A. & M.G.R.R. Survey, Abstract No, 1418, Dallas County, Texas and being all of a tract of land as described in a deed to 2021 Valley View Lane LTO and recorded in Volume 2003059, Page 0470 of the Deed Records of Dallas County, Texas (DRDCT), and being all of Lot 1 of Kennington Square Addition, an addition to the City of Farmers Branch as recorded in Volume 82064, Page 3039 of the Plat Records of Dallas County, Texas (PRDCT), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most southwesterly corner of Landa Addition, an addition to the City of Farmers Branch as recorded in Volume 71037, Page 1984 (DRDCT) and also described in a deed to Transcontinental Realty Investors, Inc. as recorded in Document No. 200600004790 (DRDCT), said iron rod also being in the easterly right-of-way line of Senlac Drive (a 70 foot right-of-way);

THENCE along the southerly line of said Landa Addition South 89 deg 21 min 12 sec East a distance of 511.09 feet to a 1/2 inch iron rod found for the most southeasterly corner of said Landa Addition;

THENCE along the easterly line of said Landa Addition North 00 deg 20 min 42 sec West a distance of 146.28 feet to a point from which a 1/2 inch iron rod found bears South 66 deg 56 min 32 sec West a distance of 0.85 feet, said point being the most southwesterly corner of Lot 2 of the Third Revised Lasting Products Addition, an addition to the City of Farmers Branch as recorded in Vol. 2003158, Page 0138 (DRDCT) and also described in a deed to Transcontinental Realty Investors, Inc. as recorded in Volume 2005151, Page 6635 (DRDCT);

THENCE departing the easterly line of said Landa Addition and along the southerly line of said Lot 2 of the Third Revised Lasting Products Addition South 89 deg 43 min 04 sec East a distance of 200.00 feet to a point from which a 1/2 inch iron rod found bears North 67 deg 24 min 52 sec East a distance of 2.92 feet, said point being the most southeasterly corner of said Lot 2 of the Third Revised Lasting Products Addition and also being in the westerly line of Lot 1 of said Third Revised Lasting Products Addition and also described in a deed to Cobalt Industries Partners, L.P. as recorded in Volume 2003251, Page 2330 (DR OCT);

THENCE along the westerly line of said Lot 1, Third Revised Lasting Products Addition South 00 deg 20 min 42 sec East a distance of 532.61 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for the most southwesterly corner of said Lot 1, Third Revised Lasting Products Addition, said iron rod also being in the northerly right-of-way line of Valley View Lane (a 130 foot right-of-way);

THENCE along the northerly right-of-way line of Valley View Lane as follows:

South 78 deg 09 min 00 sec West a distance of 6.03 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

South 83 deg 45 min 06 sec West a distance of 123.98 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for the beginning of a non-tangent curve to the left having a radius of 3380.52 feet, a chord bearing North 87 deg 34 min 54 sec West and a chord distance of 209.00 feet;

Along said non-tangent curve to the left through a central angle of 03 deg 32 min 35 sec for an arc length of 209.04 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

North 89 deg 21 min 12 sec West a distance of 353.64 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner;

North 44 deg 48 min 26 sec West a distance of 28.51 feet to a 1/2 inch iron rod with a red plastic cap stamped W.A.I. set for corner in the easterly right-of-way line of Senlac Drive;

THENCE along the easterly right-of-way line of Senlac Drive North 00 deg 15 min 41 sec West a distance of 374.78 feet to the Point of Beginning;

Containing within these metes and bounds 7.123 acres or 310,264 square feet of land, more or less