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JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEPUTY

### Notice of Foreclosure 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. *Property to Be Sold.* The property to be sold is described as follows:

Lot 11R, Block B, of REVISION OF WEST CREEK ACRES, an Addition to the City of SACHSE, Dallas County, Texas, according the MAP thereof recorded in Volume 77219, Page 3019, of the MAP Records of Dallas County, Texas.

2. *Instrument to be Foreclosed.* The instrument to be foreclosed is the deed of trust electronically recorded in the real property records of Dallas County, Texas, document no. 201600315262.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: August 7, 2018

Time: The sale will begin no earlier than 10:00 a.m. or no later than three hours thereafter. The sale will be completed by no later than 4:00 p.m.

Place: The North Side of the George Allen Courts Building, located at 600 Commerce Street, Dallas, Dallas County, Texas, Facing Commerce Street below the overhang, or as designated by the County Commissioners

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiled may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

5. *Type of Sale.* The sale is a nonjudicial deed-of-trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust, security agreement and financing statement executed by Elizabeth McDaniel, an Individual.

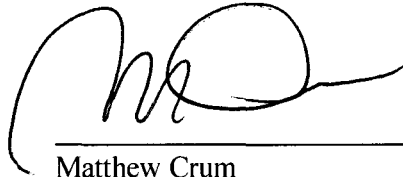
The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

6. *Obligations Secured.* The deed of trust provides that it secures the payment of the indebtednesses and obligations therein described (collectively, the "Obligations") including but not limited to the promissory note in the original principal amount of \$205,000.00, executed by Elizabeth McDaniel, an Individual, and payable to the order of Easy Street Capital, LLC. Easy Street Capital, LLC, is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Easy Street Capital, LLC, 201 W 5th Street, Suite 1100, Office 24, Austin, Texas 78703.

7. *Default and Request to Act.* Default has occurred under the deed of trust, and the beneficiary has authorized me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

Dated: July 10, 2018.

A handwritten signature in black ink, appearing to read 'M Crum', with a large loop at the end.

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Matthew Crum  
711 West 7th Street  
Austin, Texas 78701  
Telephone (512) 225-5590  
Telecopier (512) 692-2895

**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:** August 07, 2018

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

**Place:** THE AREA OUTSIDE ON THE NORTHSIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET BELOW THE OVERHANG 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 November 12, 2004 and recorded in Document VOLUME 2004237, PAGE 13173; AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201600313028 real property records of DALLAS County, Texas, with JOHN JOYCE, grantor(s) and WILMINGTON FINANCE, A DIVISION OF AIG FEDERAL SAVINGS BANK, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JOHN JOYCE, securing the payment of the indebtednesses in the original principal amount of \$148,500.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC HOLDINGS, LLC 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC  
3043 TOWNSGATE ROAD SUITE 200  
WESTLAKE VILLAGE, CA 91361

SHELLEY ORTOLANI, MARY MANCUSO, ROBERT ORTOLANI, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, KATHY ARRINGTON OR MICHELLE SCHWARTZ

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 DALLAS County Clerk and caused to be posted at the DALLAS County courthouse this notice of sale.

Declarants Name: \_\_\_\_\_  
Date: \_\_\_\_\_

BY \_\_\_\_\_ DEPUTY

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 JUL -2 PM 3:48

FILED



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DALLAS

**EXHIBIT "A"**

LOT 5, BLOCK G OF SHEPHERDS GLEN, AN ADDITON TO THE CITY OF SACHSE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87134, PAGE 2335, MAP RECORDS, DALLAS COUNTY, TEXAS



NOS0000007665920

SELECT PORTFOLIO SERVICING, INC. (SPS)  
CAMPBELL, LYNN AND TAMMY  
5512 BRADFORD ESTATES COURT, SACHSE, TX 75048

CONVENTIONAL  
Firm File Number: 15-021129

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on January 26, 2007, LYNN CAMPBELL AND TAMMY CAMPBELL, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to THOMAS F. VETTERS, as Trustee, the Real Estate hereinafter described, to PRIMELENDING, A PLAINSCAPITAL 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 20070044557, 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, August 7, 2018 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:

LOT 37, IN BLOCK A, OF WOODBRIDGE, PHASE 7A, AN ADDITION TO THE CITY OF SACHSE, DALLAS AND COLLIN COUNTIES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2002194, PAGE 10, PLAT RECORDS, DALLAS COUNTY, TEXAS.

Property Address: 5512 BRADFORD ESTATES COURT  
SACHSE, TX 75048  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, ON BEHALF OF THE  
HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-HE1 ASSET  
BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-HE1  
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.

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

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FILED  
JUN 21 AM 11:19  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
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