

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.**

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

01 JUN -6 PM 4:17

FILED

THE STATE OF TEXAS )  
COUNTY OF DALLAS )

Notice is hereby given that whereas, on August 5, 1996, Kimberly D. McCullough, executed a deed of trust to the State Director of the Farmers Home Administration for the State of Texas and his successors in office as State Director or Acting State Director, Trustee, for the benefit of the United States of America, Beneficiary, as more fully shown by instrument recorded in Volume 96155 Pages 06453-06458, Deed of Trust Records, Dallas County, Texas, reference to which is hereby made for a more complete description of the property covered thereby and the terms and effects of such instrument; and

WHEREAS, said deed of trust specifically authorized the appointment of a substitute trustee by the Beneficiary of said deed of trust; and

WHEREAS, by authority of the said deed of trust, the United States of America, Beneficiary thereunder, acting by and through the duly authorized representative of the Secretary of Agriculture, pursuant to the delegations of authority contained in the Federal Register, the contents of which publication are to be judicially noticed pursuant to Section 1507, Title 44, United States Code, did on April 11, 2017, appoint the undersigned as Substitute Trustee; and

WHEREAS, default has occurred in the payment of the promissory note described in said deed of trust and in the covenants contained in said deed of trust; and

WHEREAS, the Beneficiary, the United States of America, acting by and through the duly authorized representative of the Secretary of Agriculture, as aforesaid, has requested me to enforce this deed of trust;

NOW, THEREFORE, I hereby give notice that after the due publication of this notice as required by said deed of trust and the law, I will sell at public vendue to the highest bidder or bidders, for cash, at the area outside on the north side of the George Allen Courts Building facing Commerce Street below the overhang in Dallas, Dallas County, Texas, in which county such property is situated, at 10:00 a.m., or within three hours thereafter, on the first Tuesday of August, being the 1st day of August 2017, the following land located in said county and more particularly described as follows:

Lot 24, Block A of Colonial Oaks II Addition, an Addition to the City of Seagoville, Dallas County, Texas, according to the plat thereof recorded in Volume 85053, Page 2770, Map Records, Dallas County, Texas.

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Shortages in area.
2. 5 foot utility easement along the Northeast property line, as shown on plat recorded in Volume 85053, Page 2770, Map Records, Dallas County, Texas.
3. Unpaid ad valorem taxes.

EXECUTED this 6<sup>TH</sup> day of June, 2017.



Allen M. Lambright  
Substitute Trustee  
1404 N. McDonald, Suite 300  
McKinney, Texas 75071  
[972] 542-0081 ext. 4

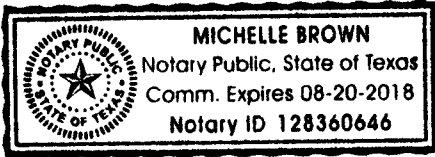
ACKNOWLEDGMENT

THE STATE OF TEXAS )

COUNTY OF DALLAS )

This instrument was acknowledged before me on June 6,  
2017, by Allen M. Lambright, as Substitute Trustee.

(SEAL



Michelle Brown  
Notary Public, State of Texas

**NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE**

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

Date: August 01, 2017

Time: The sale will begin at 10:00AM 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 19, 2014 and recorded in Document CLERK'S FILE NO. 201400298470 real property records of DALLAS County, Texas, with ROBERT CHAVEZ JR AND KRISTIE R CHAVEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by ROBERT CHAVEZ JR AND KRISTIE R CHAVEZ, securing the payment of the indebtednesses in the original principal amount of \$173,469.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC LOAN SERVICES, 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

\_\_\_\_\_  
MICHAEL D. VESTAL, ROBERT FORSTER, JEFF FLEMING OR LAUREN CHRISTOFFEL  
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: \_\_\_\_\_

FILED  
JUN 27 PM 2:51  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY



NOS00000006132732

0000006132732

DALLAS

**EXHIBIT "A"**

LOT 36, BLOCK "F", HIGHLAND MEADOWS PHASE I, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 2005138, PAGE 181, MAP AND/OR PLAT RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006132732

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
2/13/2008

**Grantor(s)/Mortgagor(s):**  
JEFFREY ALEX GUNTER, A SINGLE MAN

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE FOR HOMETRUST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
JPMorgan Chase Bank, National Association

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20080058846

**Property County:**  
DALLAS

**Mortgage Servicer:**  
JPMorgan Chase Bank, National Association is representing the Current Beneficiary/Mortgagee under a servicing agreement with the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** LOT 21, BLOCK B, OF THE PARKS ADDITION, AMENDED PLAT, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2004016, PAGE 242, MAP RECORDS, DALLAS COUNTY, TEXAS.

**Date of Sale:** 8/1/2017

**Earliest Time Sale Will Begin:** 10:00 AM

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):** 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.



Brett Baugh, John Beazley, Kenny Shirey, Rick Montgomery, Craig Muirhead, Aaron Parker, Clay Golden, Robert Aguilar, Brent Graves, Wendy Lambert, Troy Robinett, Mark Buleziuk, Terry Waters, Matt Hansen, Frederick Britton, Chris Demarest, Shelley Ortolani, Robert Ortolani, Mary Mancuso or Michele Hreha or Cole D. Patton or Denny Tedrow  
MCCARTHY & HOLTHUS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**MH File Number:** TX-17-33410-POS  
**Loan Type:** FHA

2017 JUN -8 AM 10:03  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY