

## NOTICE OF SUBSTITUTE TRUSTEE'S SALE

Matter No.: 061881-TX

Date: January 24, 2018

County where Real Property is Located: Dallas

ORIGINAL MORTGAGOR: TOMEKA D. MITCHELL, A SINGLE WOMAN

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., SOLELY AS NOMINEE FOR SFMC, LP DBA SERVICE FIRST MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS

CURRENT MORTGAGEE: PennyMac Loan Services, LLC

MORTGAGE SERVICER: PennyMac Loan Services, LLC

DEED OF TRUST DATED 4/20/2015, RECORDING INFORMATION: Recorded on 4/22/2015, as Instrument No. 201501003144,

**SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): LOT 13, BLOCK 7, OF THE OAKS ADDITION, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 70060, PAGE 63 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 3/6/2018, the foreclosure sale will be conducted in Dallas County in the area designated by the Commissioners Court, pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place. If no place is designated by the Commissioners Court, sale will be conducted at the place where the Notice of Trustee's Sale was posted. The trustee's sale will be conducted no earlier than 10:00 AM, or not later than three (3) hours after that time, by one of the Substitute Trustees who will sell, to the highest bidder for cash, subject to the unpaid balance due and owing on any lien indebtedness superior to the Deed of Trust.

PennyMac Loan Services, LLC is acting as the Mortgage Servicer for PennyMac Loan Services, LLC who is the Mortgagee of the Note and Deed of Trust associated with the above referenced loan. PennyMac Loan Services, LLC, as Mortgage Servicer, is representing the Mortgagee, whose address is:

PennyMac Loan Services, LLC  
3043 Townsgate Rd, Suite 200  
Westlake Village, CA 91361

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 property securing the above referenced loan.

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 JAN 25 PM 2:55

FILED

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AP NOS 12072016

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**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.**



By: \_\_\_\_\_ Substitute Trustee  
SHELLEY ORTOLANI, MARY MANCUSO, ROBERT  
ORTOLANI, MICHELE HREHA, GUY WIGGS, DAVID  
STOCKMAN, BRENDA WIGGS, DENISE BOERNER,  
DONNA STOCKMAN, TIM LEWIS, MICHELLE  
SCHWARTZ, BRETT BAUGH, JOHN BEAZLEY, KENNY  
SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD,  
AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR,  
BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT,  
TERRY WATERS, MATT HANSEN, FREDERICK BRITTON,  
SHAWN SCHILLER, LOGAN THOMAS, PAUL A.  
HOEFKER, ROBERT L. NEGRIN

**Return to:**  
ALDRIDGE PITE, LLP  
4375 JUTLAND DR., SUITE 200  
P.O. BOX 17935  
SAN DIEGO, CA 92177-0935  
FAX #: 619-590-1385  
866-931-0036

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
1/20/2006

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR KB HOME LOANS, A  
COUNTRYWIDE MORTGAGE VENTURES,  
LLC SERIES, ITS SUCCESSORS AND  
ASSIGNS

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600057865

**Mortgage Servicer:**  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current  
Beneficiary/Mortgagee.

**Grantor(s)/Mortgagor(s):**  
KAUSHA ROSS - MARRIED AND JON  
CHARVIS

**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, as Trustee, in  
trust on behalf of the JPMAC 2006-CW1 Trust

**Property County:**  
DALLAS

**Mortgage Servicer's Address:**  
3217 S. Decker Lake Dr.,  
Salt Lake City, UT 84119

**Legal Description:** BEING LOT 27, BLOCK F, SPRING RIDGE PHASE ONE, AN ADDITION TO THE CITY OF BALCH SPRINGS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2002212, PAGE 143, MAP RECORDS OF DALLAS COUNTY, TEXAS.

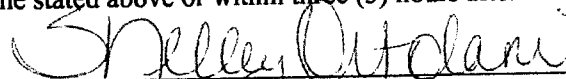
**Date of Sale:** 3/6/2018

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

**Place of Sale of Property:** NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE 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):**  
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.



Shelley Ortolani, Robert Ortolani, Mary  
Mancuso or Michele Hreha  
or Cole D. Patton  
or Deanna Segovia, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 JAN 25 PM 3:15

FILED

**MH File Number:** TX-17-44944-POS  
**Loan Type:** Conventional Residential