

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: October 02, 2018

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. AS AFFECTED BY LOAN MODIFICATION AGREEMENTS CLERK'S FILE NO. 201800086348 AND CLERK'S FILE NO. 201800086348, 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 HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, BRENT GRAVES, WENDY LAMBERT, TERRY WATERS, SHAWN SCHILLER, MATTHEW HANSEN, LOGAN THOMAS, GUY WIGGS, RUSSELL STOCKMAN, DAVID STOCKMAN, TIM LEWIS

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
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY
2018 SEP 10 PM 3:18

FILED



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0000007808488

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.



NOS0000007808488

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/17/2005

Grantor(s)/Mortgagor(s):
PATSY J. SANDERS, A SINGLE PERSON

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

Current Beneficiary/Mortgagee:
BANK OF AMERICA, N.A.

Recorded in:
Volume: 2005 126
Page: 01342
Instrument No: 3409214

Property County:
DALLAS

Mortgage Servicer:
Bank of America, N.A. is representing the Current
Beneficiary/Mortgagee under a servicing agreement
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:
7105 Corporate Drive,
Plano, TX 75024

Legal Description: BEING LOT 3, IN BLOCK A, OF REPLAT FAWN MEADOWS, AN ADDITION TO THE CITY OF SEAGOVILLE, DALLAS COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84144, PAGE 4821, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

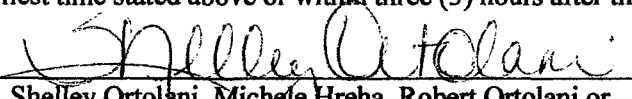
Date of Sale: 10/2/2018

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
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National 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


Shelley Ortolani, Michele Hreha, Robert Ortolani or
Mary Mancuso or Francesca Ortolani
or E. "Ursula" B. Willie
or Thuy Frazier
or Cindy Mendoza
or Deanna Segovia, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

sender of this notice immediately.

MH File Number: TX-18-66273-HE
Loan Type: Conventional Residential

2018 SEP -6 AM 10:03
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
DEPUTY

FILED