

## NOTICE OF TRUSTEE'S SALE


WHEREAS, On September 10, 2014, Maria Berenice Ramirez and Marie De La Luz Hernandez-Turrubiarres executed a Deed of Trust conveying to ALLEN MC CLURE as Trustee, the real estate herein described, to secure LLGEE, INC. in the payment of a debt therein described, said Deed of Trust being recorded as Document 201400242475, in the Deed of Trust Records of Dallas County, Texas; and

WHEREAS, Default has occurred under the Deed of Trust and the same is now wholly due, and the owner and holder of said debt has requested the Trustee to sell said property to satisfy said indebtedness;

Property to be sold in "as is" condition subject to any prior liens, outstanding taxes (if any), and other exceptions to conveyance and warranty in the Deed of Trust.

NOW, THEREFORE, notice is hereby given that on Tuesday, September 5, 2017, at 10:00 o'clock a.m. or within three hours thereafter, I will sell said real estate under the outside overhang on the North side of the George Allen Courts Building located at 600 Commerce Street in Dallas, Texas to the highest bidder for cash. Said real estate being located in Dallas County, Texas and being described as follows: Being Lot 6, Block 4 of WESTWOOD ADDITION, THIRD SECTION, an Addition to the City of Duncanville, Dallas County, Texas, according to the Plat thereof recorded in Volume 70186, Page 2484, Map Records of Dallas County, Texas.

Witness my hand this 3rd day of August, 2017.

  
Allen McClure  
Trustee  
8710 Greenville Ave.  
Dallas, Texas 75243

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 AUG -3 AM 10:32

FILED

## NOTICE OF SUBSTITUTE TRUSTEE SALE

**Deed of Trust Date:**  
8/24/2006

**Grantor(s)/Mortgagor(s):**  
JT. MITCHELL COWAN, A SINGLE PERSON

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

**Current Beneficiary/Mortgagee:**  
HSBC Bank USA, National Association, as  
Trustee, in trust for the registered holders of ACE  
Securities Corp. Home Equity Loan Trust, Series  
2007-WM1, Asset Backed Pass-Through  
Certificates

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 200600324446

**Property County:**  
DALLAS

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

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

**Legal Description:** LOT 12, BLOCK 36, OF IRWIN KEASLER DEVELOPMENT, RED BIRD ADDITION, UNIT NO 5, AN ADDITION TO THE CITY OF DUNCANVILLE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 257, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

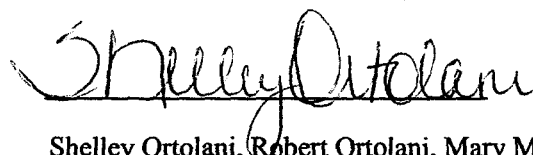
**Date of Sale:** 9/5/2017

**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):** 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.



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

JOHN H. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2017 JUN 31 PM 4:02

FILED

**MH File Number:** TX-14-23826-FC  
**Loan Type:** Conventional Residential