

# NOTICE OF SUBSTITUTE TRUSTEE'S SALE

FILE FOR RECORD  
 JENNIFER LINDENZWEIG  
 COUNTY CLERK HUNT CO. TX

19 APR 11 PM 1:35

DEPUTY

Matter No.: 080695-TX

Date: April 10, 2019

County where Real Property is Located: Hunt

ORIGINAL MORTGAGOR: MICHAEL H. SHAHAN, A SINGLE MAN.

ORIGINAL MORTGAGEE: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., 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 10/12/2012, RECORDING INFORMATION: Recorded on 10/15/2012, as Instrument No. 2012-12013

SUBJECT REAL PROPERTY (LEGAL DESCRIPTION): TRACT ONE:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. CHENEY SURVEY, ABSTRACT NO. 167, HUNT COUNTY, TEXAS, AND MORE COMPLETELY DESCRIBED IN ATTACHED EXHIBIT "A"**

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on 6/4/2019, the foreclosure sale will be conducted in Hunt 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 1:00 PM, 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.



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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  
ROBERT LAMONT, DAVID SIMS, HARRIETT FLETCHER,  
SHERYL LAMONT, ALLAN JOHNSTON, RANDY DANIEL,  
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

EXHIBIT "A"

TRACT ONE:

All that certain lot, tract or parcel of land situated in the S. Cheney Survey, Abstract No. 167, Hunt County, Texas, and being part of that tract of land described in a Deed from Michael A. O'Hara, et ux, to Cecil Traweek, et ux, as recorded in Volume 180, Page 109 of the Real Property Records of Hunt County, Texas (hereinafter called Subject Tract One), and being more particularly described as follows:

BEGINNING at a 1/2" Iron rod found for corner in the West line of Private Road No. 2249 at the Southeast corner of that tract of land described in a Deed from Callie Michelle Foster to Mark Shane Foster as recorded in Document No. 2010-3407 of the Real Records of Hunt County, Texas, said point also being the Northeast corner of the above cited Subject Tract One;

THENCE S. 01 deg. 52 min. 32 sec. W. with the West line of Private Road No. 2249 a distance of 145.00 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner;

THENCE N. 88 deg. 22 min. 26 sec. W. a distance of 97.38 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set (hereinafter called 1/2" iron rod set) for corner in a fence;

THENCE S. 01 deg. 32 min. 56 sec. W. along a fence a distance of 104.58 feet to a 1/2" iron rod set for Corner in the North line of that tract of land described in a Deed from Cecil Traweek, et ux, to Carl A. Traweek, et al, as recorded in Volume 425, Page 568 of the Real Property Records of Hunt County, Texas (hereinafter called Traweek Tract Three);

THENCE N. 88 deg. 07 min. 28 sec. W. with the North fine of said Traweek Tract Three, passing a 1/2" iron rod with cap stamped "STOVALL & ASSOC." found for corner at the Northwest corner of said Traweek Tract Three at a distance of 148.22 feet, and continuing for a total distance of 220.34 feet to a 1/2" iron rod set for corner in the East line of that tract of land described in a Deed from Alvie & Susan Minor to Carl & Tiffany Traweek as recorded In Volume 1601, Page 277 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract Two);

THENCE N. 01 deg. 54 min. 39 sec. E. with the East line of said Subject Tract Two a distance of 248.52 feet to a 1/2" iron rod found for corner in the South line of said Foster tract at the Northeast corner of said Subject Tract Two;

THENCE S. 88 deg. 22 min. 26 sec. E. with the South line of said Foster tract a distance of 316.98 feet to the POINT OF BEGINNING and containing 1.58 acres of land.

TRACT TWO:

All that certain lot, tract or parcel of land situated in the S. Cheney Survey, Abstract No. 167, Hunt County, Texas, and being part of that tract of land described in a Deed from Alvie & Susan Minor to Carl & Tiffany Traweek as recorded in Volume 1601, Page 277 of the Official Public Records of Hunt County, Texas (hereinafter called Subject Tract Two), and being more particularly described as follows:

BEGINNING at a 3/8" iron rod found for corner at the Southwest corner of that tract of land described in a Deed from Callie Michelle Foster to Mark Shane Foster as recorded in' Document No. 2010-3407 of the

Real Records of Hunt County, Texas, said point also being the Northwest corner of the above cited Subject Tract Two;

THENCE S. 88 deg. 22 min. 26 sec. E. with the South line of said Foster tract 3 distance of 100.13 feet to a 1/2" iron rod found for corner at the Northeast corner of said Subject Tract Two;

THENCE S. 01 deg. 54 min. 39 sec. W. with the East line of said Subject Tract Two a distance of 248.62 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner;

THENCE N. 88 deg. 07 min. 28 sec. W. a distance of 100.09 feet to a 1/2" iron rod with plastic cap stamped "STOVALL & ASSOC." set for corner in the West line of said Subject Tract Two;

THENCE N. 01 deg. 54 min. 08 sec. E. with the West line of said Subject Tract Two a distance of 248.18 feet to the POINT OF BEGINNING and containing 0.57 acres of land.

TOGETHER WITH THE FOLLOWING DESCRIBED 60" RIGHT-OF-WAY E'ASEMENT:

BEING a strip of land 60 feet in width situated in Hunt County, Texas, a part of the Stokley Cheney Survey, Abstract No, 167, and being a portion of Tract 1 described in a deed from John D. Lumpkin et ux to James H. Cade et ux recorded in the Deed Records of Hunt County in Volume 530 at Page 497 and being more particularly described as follows:

BEGINNING at the most westerly Inside corner of said Tract 1, said point being in the east line of a 2.78 acre tract conveyed from Cade to McKee by deed recorded in said Deed Records in Volume 722 at Page 815;

THENCE S. 88 deg. 22' 03" E along a north line of said Tract 1 and the projection west of an east-west public road 60.00 feet, for a corner;

THENCE S 1 deg. 56' 57" W 347.58 feet to an iron pin set, for a corner;

THENCE S. 1 deg. 52' 32" W 1456.54 feet to an iron pin set, for a corner;

THENCE N. 88 deg. 25' 08" W 60.00 feet to an iron pin set; for a corner;

THENCE N 1 deg. 52' 32" E 1455.059 feet to an iron pin found at the southeast corner of a 3.1 acre tract conveyed by Cade to O'Hara by deed recorded in said Deed Records in Volume 767 at Page 417;

THENCE N 1 deg. 55' 57" E along the east line of said Cade to McKee and Cade to O'Hara tracts 347.58 feet to return to the Place of Beginning and containing 2.485 acres of land.