

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: February 06, 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 May 31, 2007 and recorded in Document CLERK'S FILE NO. 20070198472 AND RE-RECORDED IN CLERK'S FILE NO. 200900019464 real property records of DALLAS County, Texas, with FONDA DUSE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS") AS NOMINEE, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by FONDA DUSE, securing the payment of the indebtednesses in the original principal amount of \$130,865.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST 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. RUSHMORE LOAN MANAGEMENT SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o RUSHMORE LOAN MANAGEMENT SERVICES, LLC  
15480 LAGUNA CANYON RD. SUITE 100  
IRVINE, CA 92618

\_\_\_\_\_  
MICHAEL HARRISON, 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

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: \_\_\_\_\_

Certificate of Posting

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2018 JAN -2 PM 3:00  
FILED



NOS0000006424873

**EXHIBIT "A"**

LOT 6, BLOCK 7 OF SPRINGFIELD ADDITION, SECTION FIVE-A (5-A), AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87130, PAGE 2331, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS00000006424873

**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**DALLAS County**

**Deed of Trust Dated:** November 26, 2002

**Amount:** \$105,264.00

**Grantor(s):** LAURA TOMPKINS and ROBERT TOMPKINS

**Original Mortgagee:** BSM FINANCIAL, L.P. DBA BROKERSOURCE

**Current Mortgagee:** M & T BANK

**Mortgagee Address:** M & T BANK, P. O. Box 1364, Buffalo, NY 14240-1364

**Recording Information:** Document No. 2098422

**Legal Description:** BEING LOT 5, IN BLOCK 1, OF WESTWOOD ESTATES NO. 2, AN ADDITION TO THE TOWN OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 77006, PAGE 813, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

WHEREAS LAURA TOMPKINS is deceased.

WHEREAS ROBERT TOMPKINS is deceased.

**Date of Sale:** February 6, 2018 between the hours of 10:00 AM and 1:00 PM.

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

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the DALLAS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI, MARY MANCUSO OR JOHN PHILLIP MARQUEZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

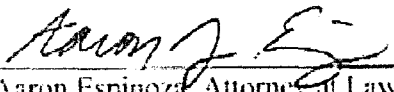
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.


If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. §§ 3901 et seq.), and state law, including Section 51.015 Texas Property Code. 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.

**THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.**

  
Aaron Espinoza, Attorney at Law  
HUGHES, WATTERS & ASKANASE, L.L.P.  
1201 Louisiana, Suite 2800  
Houston, Texas 77002  
Reference: 2017-004642

  
SHELLEY ORTOLANI OR MICHELE HREHA, ROBERT ORTOLANI,  
MARY MANCUSO OR JOHN PHILLIP MARQUEZ  
c/o Tejas Trustee Services  
14800 Landmark Blvd, Suite 850  
Addison, TX 75254

SELECT PORTFOLIO SERVICING, INC. (SPS)  
MORON, JOE  
6109 CEDAR LANE, ROWLETT, TX 75089

CONVENTIONAL  
Firm File Number: 17-029063

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on May 3, 2005, JOE MORON, A SINGLE MAN, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHALL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 3363733, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 6, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 66, BLOCK 6, OF KENWOOD HEIGHTS ADDITION NO. 3, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 74155, PAGE 2063, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS, AND ACCORDING TO CERTIFICATE OF CORRECTION RECORDED IN VOLUME 75021, PAGE 968, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 6109 CEDAR LANE  
ROWLETT, TX 75089  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-WL2, ASSET-BACKED CERTIFICATES, SERIES 2005-WL2  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. 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.

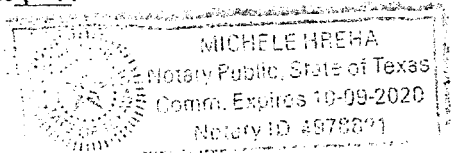
*Shelley Ortolani*  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Dallas

FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
DEC 28 PM 4:10

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of December, 2017.



*Michele Hreha*  
NOTARY PUBLIC in and for  
Dallas COUNTY.

My commission expires: 10.9.2020  
Type or Print Name of Notary Michele Arena

**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 military service to the sender of this notice immediately.**

SELECT PORTFOLIO SERVICING, INC. (SPS)  
ZERMENO, GREGORIO  
4013 HIGHMEADOW DRIVE, ROWLETT, TX 75088

CONVENTIONAL  
Firm File Number: 17-029163

**NOTICE OF TRUSTEE'S SALE**

WHEREAS, on September 14, 2004, GREGORIO ZERMENO AND WIFE, LAURA RODRIGUEZ, as Grantor(s), executed a Deed of Trust conveying to TROY GOTSCHELL, as Trustee, the Real Estate hereinafter described, to LONG BEACH MORTGAGE COMPANY, A CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of DALLAS COUNTY, TX and is recorded under Clerk's File/Instrument Number 3072349 Volume 2004187, Page 08084, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, February 6, 2018 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Dallas county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Dallas, State of Texas:

LOT 13, BLOCK 8, OF RIDGECREST ADDITION NO. 2, AN ADDITION TO THE CITY OF ROWLETT, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84138, PAGE 3563, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

Property Address: 4013 HIGHMEADOW DRIVE  
ROWLETT, TX 75088  
Mortgage Servicer: SELECT PORTFOLIO SERVICING, INC.  
Noteholder: DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2005-1, ASSET-BACKED CERTIFICATES, SERIES 2005-1  
3217 S. DECKER LAKE DR.  
SALT LAKE CITY, UTAH 84119

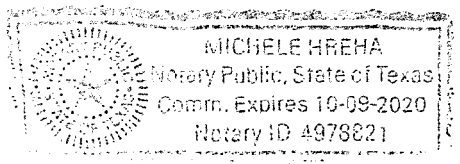
The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

*Shelley Ortolani*  
SUBSTITUTE TRUSTEE  
Shelley Ortolani, Michele Hreha, Robert Ortolani or Mary Mancuso  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

THE STATE OF Texas  
COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 27 day of December, 2017



*Michele Hreha*  
NOTARY PUBLIC in and for  
Dallas COUNTY,  
My commission expires: 10-9-2020  
Type or Print Name of Notary  
Michele Hreha

2017 DEC 28 PM 1:00  
FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY, TEXAS

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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 military service to the sender of this notice immediately.**

FILED

2018 JAN -9 PM 2:19

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

**NOTICE OF ASSESSMENT LIEN SALE**

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

**WHEREAS**, the property herein described is subject to the Declaration of Covenants, Conditions and Restrictions for The WaterView Community, recorded on July 7, 1998, in Volume 98131, Page 00453, *et seq.*, of the Real Property Records of Dallas County, Texas (hereinafter referred to as the "*Declaration*"). The Declaration provides for the payment of assessments secured by a lien on the Lot of the non-paying owner.

**WHEREAS**, WaterView Community Association, Inc., on December 20, 2016, February 21, 2017 and May 10, 2017, sent notice of default in payment of assessments to **CHRISTOPHER D. BROWN and ANGELA BROWN, husband and wife** , being the reputed owners or current owners of said real property; and

**WHEREAS**, the said **CHRISTOPHER D. BROWN and ANGELA BROWN, husband and wife** , have continued to default in the payment of their indebtedness to WaterView Community Association, Inc. and the same is now wholly due, and WaterView Community Association, Inc., acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owners to WaterView Community Association, Inc.

**NOW, THEREFORE**, notice is hereby given that on Tuesday, the 6<sup>th</sup> day of February, 2018, between 10:00 a.m. and 4:00 p.m., **WaterView Community Association, Inc.** will sell the herein described real estate (including any improvements thereon) at public auction at the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang, 600 Commerce Street, Dallas, Dallas County, Texas, or as designated by the Dallas County Commissioners, to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record, and any statutory right of redemption. The earliest time at which said sale will begin will be 10:00 a.m., and the sale will take place not later than three (3) hours thereafter.

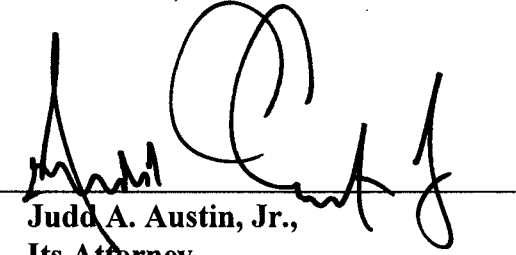
Said real estate is particularly described on Exhibit A attached hereto which is incorporated herein by reference for all purposes.



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.

WITNESS my hand this 4<sup>th</sup> day of January, 2018.

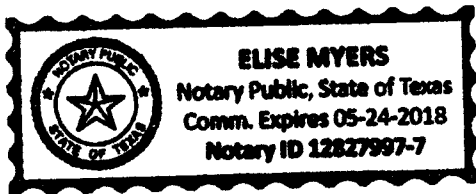
WATERVIEW COMMUNITY  
ASSOCIATION, INC.

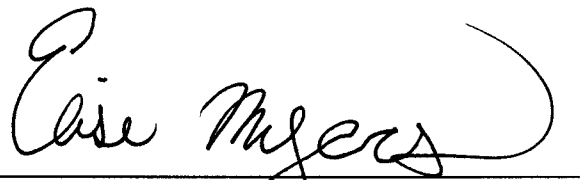
By:   
Judd A. Austin, Jr.,  
Its Attorney

STATE OF TEXAS           §  
  §  
COUNTY OF DALLAS       §

BEFORE ME, the undersigned Notary Public on this day personally appeared Judd A. Austin, Jr., attorney for WaterView Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed seal of office, this 4<sup>th</sup> day of January, 2018.



  
Notary Public, State of Texas

PREPARED BY:

Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201

**EXHIBIT "A"**

**Being Lot 57R, Block N of Replat of Waterview Phase 8C, an Addition to the City of Rowlett, Dallas County, Texas, according to the Plat thereof recorded in Volume 2003102, Page 68, Map Records, Dallas County, Texas.**