

Stephen Dawson and Tiffany Dawson  
1236 Yukon Drive  
Glenn Heights, Texas 75154  
Our file #0817-024F

**ATTENTION SERVICE MEMBERS:**  
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, or if you have recently been discharged from active military duty, please send written notice of the active duty military service to the sender of this notice immediately.

**NOTICE OF TRUSTEE'S SALE**

**WHEREAS**, on July 23, 2007, Stephen Dawson and Tiffany Dawson executed a Deed of Trust conveying to Flagstar Bank, FSB, a Trustee, the Real Estate hereinafter described, to secure Greater Texas Mortgage in the payment of a debt therein described, said Deed of Trust being recorded in Instrument Number 20070268953 in the Real Property Records of Dallas County, Texas; and

**WHEREAS**, The undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust, the street address for the substitute trustees is 1126 W. Gray, Houston, Texas 77019; and

**WHEREAS**, Default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder of said debt has requested the undersigned to sell said property to satisfy said indebtedness.

**NOW, THEREFORE, NOTICE IS HEREBY GIVEN** that on Tuesday, May 1, 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 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 and must be concluded within three hours of such starting time. Said sale shall be to the highest bidder for cash.

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

**LOT 19, IN BLOCK T, OF GATEWAY ESTATES PHASE 2, AN ADDITION TO THE CITY OF GLEN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2005079, PAGE 236, PLAT RECORDS, DALLAS COUNTY, TEXAS.**

Nationstar Mortgage LLC, d/b/a Mr. Cooper is the mortgage servicer for the mortgagee of the Deed of Trust. Nationstar Mortgage LLC, d/b/a Mr. Cooper and the mortgagee have entered into an agreement granting Nationstar Mortgage LLC, d/b/a Mr. Cooper authority to service the mortgage. Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is representing the Mortgagee under a servicing agreement with the Mortgagee (the "Servicing Agreement"). The name of the Mortgagee is Nationstar Mortgage LLC, d/b/a Mr. Cooper. Pursuant to the Servicing Agreement, Nationstar Mortgage LLC, d/b/a Mr. Cooper is granted authority to collect and service the debt associated with the Deed of Trust. Under Section 51.0025 of the Texas Property Code, Nationstar Mortgage LLC, d/b/a Mr. Cooper, as mortgage servicer, is authorized to administer any resulting foreclosure of the property covered by the Deed of Trust on behalf of the Mortgagee. The Mortgagee's address is c/o the mortgage servicer, Nationstar Mortgage LLC, d/b/a Mr. Cooper, 8950 Cypress Waters Blvd., Coppell, TX 75019.

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



**Shelley Ortolani, Substitute Trustee, or  
Michele Hreha, Successor Substitute Trustee, or  
Robert Ortolani, Successor Substitute Trustee, or  
Mary Mancuso, Successor Substitute Trustee, or  
Brett Baugh, Successor Substitute Trustee, or  
John Beazley, Successor Substitute Trustee, or  
Kenny Shirey, Successor Substitute Trustee, or  
Rick Montgomery, Successor Substitute Trustee, or  
Craig Muirhead, Successor Substitute Trustee, or  
Aaron Parker, Successor Substitute Trustee, or  
Clay Golden, Successor Substitute Trustee, or  
Robert Aguilar, Successor Substitute Trustee, or  
Brent Graves, Successor Substitute Trustee, or  
Wendy Lambert, Successor Substitute Trustee, or**

Notice sent by:  
**HARVEY LAW GROUP**  
P.O. Box 131407  
Houston, Texas 77219  
Tel.: (832) 922-4000  
Fax: (832) 922-6262

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY

2018 APR -9 PM 12: 28

FILED

**Troy Robinett, Successor Substitute Trustee, or  
Terry Waters, Successor Substitute Trustee, or  
Matt Hansen, Successor Substitute Trustee, or  
Frederick Britton, Successor Substitute Trustee, or  
Shawn Schiller, Successor Substitute Trustee, or  
Logan Thomas, Successor Substitute Trustee**