

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 April 03, 2002 and recorded in Document VOLUME 2002068, PAGE 01305 AS AFFECTED BY LOAN MODIFICATION AGREEMENT CLERK'S FILE NO. 201500136909 real property records of DALLAS County, Texas, with CASSANDRA JACKSON AND RAYE JACKSON, grantor(s) and NTFN, INC., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by CASSANDRA JACKSON AND RAYE JACKSON, securing the payment of the indebtednesses in the original principal amount of \$128,970.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. CITIMORTGAGE, INC. 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. CITIMORTGAGE, INC., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o CITIMORTGAGE, INC.  
1000 TECHNOLOGY DRIVE  
O'FALLON, MO 63368

MICHAEL HARRISON, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, BRETT BAUGH, JOHN BEAZLEY, KENNY SHIREY, RICK MONTGOMERY, CRAIG MUIRHEAD, AARON PARKER, CLAY GOLDEN, ROBERT AGUILAR, BRENT GRAVES, WENDY LAMBERT, TROY ROBINETT, TERRY WATERS, MATT HANSEN, FREDERICK BRITTON, SHAWN SCHILLER, LOGAN THOMAS

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 \_\_\_\_\_  
DEPUTY  
DALLAS COUNTY  
COUNTY CLERK  
JOHN F. WARREN  
2018 AUG 13 PM 2:33

FILED



NOS00000007550551

0000007550551

DALLAS

**EXHIBIT "A"**

LOT TWO (2), BLOCK B, OF BEAVER CREEK ESTATES, PHASE 1, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 2000113, PAGE 304, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.



NOS0000007550551

**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 March 24, 2011 and recorded in Document CLERK'S FILE NO. 201100115747; AFFECTED BY MODIFICATION UNDER CLERK'S FILE NO. 201400098498 real property records of DALLAS County, Texas, with REGINALD MCPHAUL AND WINDRELL D. MCPHAUL, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by REGINALD MCPHAUL AND WINDRELL D. MCPHAUL, securing the payment of the indebtednesses in the original principal amount of \$94,443.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. 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. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715

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.

Declarant's Name: \_\_\_\_\_  
Date: \_\_\_\_\_

BY  
DEPUTY  
DALLAS COUNTY  
JOHN F. WAREN  
COUNTY CLERK  
2018 AUG 20 PM 3:56

**FILED**



NOS0000006968549

0000006968549

DALLAS



LOT 19, BLOCK F OF GATEWAY ESTATES, PHASE 1, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2003113, PAGE 107, MAP RECORDS, DALLAS COUNTY, TEXAS.



NOS0000006968549

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
7/23/2007

**Grantor(s)/Mortgagor(s):**  
STEPHEN DAWSON AND TIFFANY DAWSON

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR GREATER  
TEXAS MORTGAGE

**Current Beneficiary/Mortgagee:**  
U.S. Bank National Association, not in its individual  
capacity but solely as trustee for the RMAC Trust,  
Series 2016-CTT

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 20070268953

**Property County:**  
DALLAS

**Mortgage Servicer:**  
Rushmore Loan Management Services, LLC is  
representing the Current Beneficiary/Mortgagee under a  
servicing agreement with the Current  
Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
15480 Laguna Canyon Road, Suite 100,  
Irvine, CA 92618

**Legal Description:** 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


**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.

BY \_\_\_\_\_ DEPUTY  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
2018 AUG 23 AM 11:30

FILED

**MH File Number:** TX-12-18108-FC  
**Loan Type:** Conventional Residential