

Notice of [Substitute] Trustee 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: 08/06/2019

Time: The sale will begin at 10:00 AM or not later than three hours after that time

Place: NORTH SIDE OF THE GEORGE ALLEN COURTS BUILDING FACING
COMMERCE STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONERS
OFFICE PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE AS
THE PLACE WHERE FORECLOSURE SALES ARE TO TAKE PLACE OR AS
DESIGNATED BY THE COUNTY COMMISSIONERS

Property Address: 3406 Sunlight Drive, Rowlett, TX 75088-5479

2. Terms of Sale: The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property. Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Any conveyance of the property is subject to all matters of record affecting the property.

3. Instrument to be Foreclosed: The instrument to be foreclosed is the Deed of Trust or Contract Lien dated 10/01/1998 and recorded 10/07/1998 in Book 98196 Page 01035 Document 324068, real property records of Dallas County, Texas, with **RANDY R. THOMAS, AN UNMARRIED MAN and KAREN F. JOHNSON AN UNMARRIED WOMAN** grantor(s) and AMERICREDIT CORPORATION OF CALIFORNIA as Lender, Deutsche Bank National Trust Company, as Trustee for GSRPM Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2 as Beneficiary.

4. Appointment of Substitute Trustee: In accordance with Texas Property Code Sec. 51.0076, the undersigned authorized agent for the mortgage servicer has named and appointed, and by these presents does name and appoint **BRENT GRAVES, CRAIG MUIRHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN**, Substitute Trustee to act under and by virtue of said Deed of Trust.

5. Obligation Secured: Deed of Trust or Contract Lien executed by **RANDY R. THOMAS, AN UNMARRIED MAN and KAREN F. JOHNSON AN UNMARRIED WOMAN**, securing the payment of the indebtedness in the original principal amount of **\$140,856.00**, and obligations therein described including but not limited to the promissory note; and all modifications, renewals and extensions of the promissory note. **Deutsche Bank National Trust Company, as Trustee for GSRPM Loan Trust 2006-2, Mortgage Pass-Through Certificates, Series 2006-2** is the current mortgagee of the note and deed of trust or contract lien.

BY
JOHN F. WAREEN
COUNTY CLERK
DALLAS COUNTY

2019 JUN 18 AM 9:40

FILED

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

7. Property to be sold: The property to be sold is described as follows:

BEING LOT 21 IN BLOCK A OF CAMBRIDGE MEADOWS ESTATES, PHASE I, AN ADDITION TO DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 95044, PAGE 3804 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

8. 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. **PHH Mortgage Corporation**, as Mortgage Servicer, is representing the current mortgagee, whose address is:

**C/O PHH Mortgage Corporation
1 Mortgage Way
Mt. Laurel, NJ 08054
Phone: 877-744-2506**

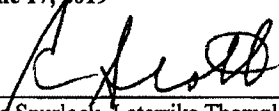
TS No.: 2019-01005-TX
18-001889-673

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9. Limitation of Damages: 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.

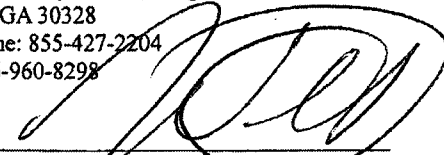
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: June 17, 2019



Stephanie Spurlock, Laterrika Thompkins, Camisha Scott, Iman Walcott, Tanesha Humphrey, Claire Buxton – Attorney or Authorized Agent of The Mortgagee or Mortgage Servicer

C/O Power Default Services, Inc.
Northpark Town Center
1000 Abernathy Rd NE; Bldg 400, Suite 200
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



BRENT GRAVES, CRAIG MURHEAD, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, TERRY WATERS, CLAY GOLDEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, CARL NIENDORFF, L. KELLER MACKIE, MICHAEL W. ZIENTZ, MICHAEL D. VESTAL, WES WEBB, KRISTEN WALL, DONNA STOCKMAN OR DAVID STOCKMAN - Substitute Trustee(s)

C/O AVT Title Services, LLC
5177 Richmond Avenue Suite 1230
Houston, TX 77056

POWER DEFAULT SERVICES, INC. MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED MAY BE USED FOR THAT PURPOSE.

Certificate of Posting

I am _____ whose address is c/o AVT Title Services, LLC, 1101 Ridge Rd., Suite 222, Rockwall, TX 75087. I declare under penalty of perjury that on _____ I filed this Notice of Foreclosure Sale at the office of the Dallas County Clerk and caused it to be posted at the location directed by the Dallas County Commissioners Court.

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: August 06, 2019

Time: The sale will begin at 1:00 PM 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 17, 2007 and recorded in Document CLERK'S FILE NO. 20070196898; AS AFFECTED BY CLERK'S FILE NO. 201700072506 real property records of DALLAS County, Texas, with HIGINIO GARCIA, grantor(s) and CHASE BANK USA, N.A., mortgagee.

4. Obligations Secured. Deed of Trust or Contract Lien executed by HIGINIO GARCIA, securing the payment of the indebtednesses in the original principal amount of \$34,000.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. PENNYMAC CORP. 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. PENNYMAC LOAN SERVICES, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o PENNYMAC LOAN SERVICES, LLC
3043 TOWNSGATE ROAD
SUITE 200
WESTLAKE VILLAGE, CA 91361

FILED
2019 JUN 27 PM 2:00
JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____



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.

The undersigned as attorney for the mortgagee or mortgage servicer does hereby remove the original trustee and all successor substitute trustees and appoints in their stead SHELLEY ORTOLANI, MARY MANCUSO, MICHELE HREHA, FRANCESCA ORTOLANI, GUY WIGGS, DAVID STOCKMAN, BRENDA WIGGS, DENISE BOERNER, DONNA STOCKMAN, TIM LEWIS, KATHY ARRINGTON OR MICHELLE SCHWARTZ whose address is c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP, 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320 as Substitute Trustee, who shall hereafter exercise all powers and duties set aside to the said original trustee under the said Deed of Trust; and, further does hereby request, authorize, and instruct said Substitute Trustee to conduct and direct the execution of remedies set aside to the beneficiary therein.



Shawnika Harris

Certificate of Posting

My name is _____, and my address is c/o 4004 Belt Line Road, Suite 100, Addison, Texas 75001-4320. 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: _____

EXHIBIT "A"

BEING ONE SQUARE ACRE OF LAND LYING AND BEING SITUATED IN DALLAS COUNTY, TEXAS, AND BEING OUT OF THE 58 ACRES OF LAND CONVEYED BY A.T. DUMAIN TO MRS. ANNIE TAYLOR WRIGHT BY DEED DATED MARCH 28, 1955, RECORDED IN VOLUME 5164, PAGE 307, AND BEING THAT ONE SQUARE ACRE OF LAND FARTHEST FROM SANDY LANE AND NEAREST ST. AUGUSTINE ROAD IN DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEING A TRACT OF LAND LYING IN THE DALLAS COUNTY, TEXAS, AND BEING IN THE JAMES W. RILEY SURVEY, ABSTRACT NO. 1269, IN CITY BLOCK 8495, DALLAS COUNTY, TEXAS. ALSO BEING OUT OF A 160 ACRE TRACT AS CONVEYED TO A. DUMAIN BY ALBERT F. MAHER, BY DEED DATED NOVEMBER 3, 1906, RECORDED IN VOLUME 380, PAGE 453 DEED RECORDS, DALLAS COUNTY, TEXAS, SAME TRACT DESCRIBED AS:

BEGINNING AT A POINT THAT IS 594.00 FEET WEST OF THE EAST LINE OF SAID A. DUMAIN 160 ACRE TRACT AND THE CENTER LINE OF ST. AUGUSTINE DRIVE AND SAME POINT BEING 1122.0 FEET NORTH OF THE SOUTH LINE OF SAID A. DUMAIN 160 ACRE TRACT;

THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID 160 ACRE TRACT, A DISTANCE OF 208.8 FEET TO A POINT FOR CORNER;

THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID 160 ACRE TRACT, A DISTANCE OF 208.8 FEET TO A POINT FOR CORNER;

THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID 160 ACRE TRACT, A DISTANCE OF 208.8 FEET TO A POINT FOR CORNER;

THEN EAST AND PARALLEL WITH THE SOUTH LINE OF SAID 160 ACRE TRACT, A DISTANCE OF 208.8 FEET TO THE PLACE OF BEGINNING, SAVE AND EXCEPT ALL LAND BEING DEDICATED AND/OR USED AS A ROAD, STREET AND/OR PUBLIC RIGHT OF WAY (THE "ONE ACRE TRACT").

SAVE AND EXCEPT THE WEST 70 FEET OF A ONE (1) ACRE TRACT OF LAND IN THE JAMES W. RILEY SURVEY, ABSTRACT 1269, AND MORE PARTICULARLY DESCRIBED IN THAT CERTAIN WARRANTY DEED DATED JANUARY 20, 1961, RECORDED IN VOL. 5488, PAGE 477, OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS, SAID 70 FEET BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID 1 ACRE TRACT;

THENCE SOUTH ALONG THE WEST LINE OF SAID 1 ACRE TRACT, A DISTANCE OF 208.8 FEET TO POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF SAID ONE ACRE TRACT,

THENCE EAST ALONG THE SOUTH LINE OF SAID 1 ACRE TRACT A DISTANCE OF 70 FEET TO POINT FOR CORNER;

THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID 1 ACRE TRACT, A DISTANCE OF 208.8 FEET TO POINT FOR CORNER IN THE NORTH LINE OF SAID 1 ACRE TRACT;

THENCE WEST ALONG THE NORTH LINE OF SAID 1 ACRE TRACT A DISTANCE OF 70 FEET TO PLACE OF BEGINNING, SAVE AND EXCEPT ALL LAND DEDICATED AND/OR USED AS ROAD, STREET AND/OR PUBLIC RIGHT OF WAY.