

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

**Deed of Trust Date:**  
5/26/2016

**Grantor(s)/Mortgagor(s):**  
WILLIE D. BANKS AND PAMELA E. BANKS,  
HUSBAND AND WIFE

**Original Beneficiary/Mortgagee:**  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE  
FOR LOANDEPOT.COM, LLC DBA IMORTGAGE,  
ITS SUCCESSORS AND ASSIGNS

**Current Beneficiary/Mortgagee:**  
Lakeview Loan Servicing, LLC

**Recorded in:**  
**Volume:** N/A  
**Page:** N/A  
**Instrument No:** 201600147594

**Property County:**  
DALLAS

**Mortgage Servicer:**  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement with  
the Current Beneficiary/Mortgagee.

**Mortgage Servicer's Address:**  
1 Fountain Plaza,  
Buffalo, NY 14203

**Legal Description:** LOT 2, IN BLOCK 2, OF MEADOW SPRINGS PHASE 1, AN ADDITION TO THE CITY  
OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 2003119, PAGE 116 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

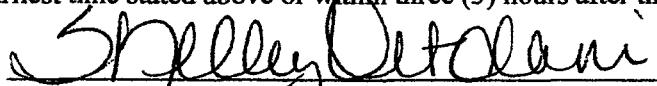
**Date of Sale:** 5/7/2019

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

**Place of Sale of Property:** George Allen Courts Building, 600 Commerce Street, Dallas, TX 75202 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):*  
Assert and protect your rights as member of  
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

  
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, Shelley Ortolani, Michele Hreha, Robert  
Ortolani or Mary Mancuso or Francesca Ortolani  
or Thuy Frazier  
or Cindy Mendoza  
or Deanna Segovia, Substitute Trustee  
McCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

service to the sender of this notice immediately.

**MH File Number:** TX-19-70629-POS  
**Loan Type:** FHA

2019 FEB 28 AM 11:54  
JOHN E. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
OFFICE

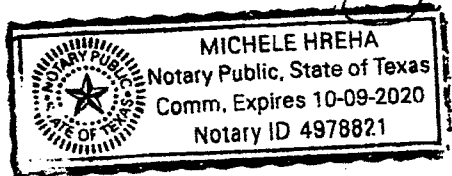
FILED

STATE OF TEXAS §  
COUNTY OF Dallas §

Before me, the undersigned Notary Public, on this day personally appeared **Shelley Ortolani** as Substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as \_\_\_\_\_, to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 28 day of February 2019

Michelle Hreha  
Notary Public  
Signature



**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: May 07, 2019

Time: The sale will begin at 10:00 AM 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 December 21, 2001 and recorded in Document VOLUME 2001252, PAGE 13224 real property records of DALLAS County, Texas, with EFRAIM MEDEROS AND CONSUELO I MEDEROS, grantor(s) and HMS MORTGAGE, INC., mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by EFRAIM MEDEROS AND CONSUELO I MEDEROS, securing the payment of the indebtednesses in the original principal amount of \$128,808.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. NRZ INVENTORY TRUST, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE 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. FAY SERVICING LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o FAY SERVICING LLC  
425 S. FINANCIAL PLACE SUITE 2000  
CHICAGO, IL 60605

MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, 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

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: \_\_\_\_\_

FILED  
2019 MAR 11 PM 2:19  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY



NOS0000008214405

**EXHIBIT "A"**

LOT TWENTY-TWO (22), BLOCK A, 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.



NOS0000008214405