

FILED

2019 MAR 25 PM 2: 47

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY

BY..... DEPUTY

Notice of Substitute Trustee Sale

T.S. #: 18-1932

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.

Date, Time, and Place of Sale - The sale is scheduled to be held at the following date, time and place:

Date: **5/7/2019**
Time: The sale will begin no earlier than **1:00 PM** or no later than three hours thereafter.
The sale will be completed by no later than **4:00 PM**
Place: **Dallas County Courthouse in DALLAS, Texas, at the following location: the outside area on the north side of the George Allen Courts Building facing Commerce Street below the overhang. OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE**

Property To Be Sold - The property to be sold is described as follows:

Lot 71, MEADOWLAKE ADDITION, PHASE SEVEN, including a Replat of Lot 81 of Meadowlake Addition, Phase Five, an Addition to the Town of Sunnyvale, according to the map or plat thereof, recorded in Volume 98050, Page 95, Map Records, Dallas County, Texas.

Instrument to be Foreclosed – The instrument to be foreclosed is the Deed of Trust is dated 12/10/2015 and is recorded in the office of the County Clerk of Dallas County, Texas, under County Clerk’s File No 201500337683 recorded on 12/22/2015 of the Real Property Records of Dallas County, Texas.

126 LAKEVIEW DR
SUNNYVALE, TX 75182

Trustor(s):	JOEL FERNANDEZ-GONZALEZ	Original Beneficiary:	ATHAS CAPITAL GROUP, INC.
Current Beneficiary:	RESIDENTIAL MORTGAGE LOAN TRUST I, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE	Loan Servicer:	Planet Home Lending, LLC
Current Substituted Trustees:	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, Rick Snoke, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary		

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**Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Kathy Arrington,
Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith**

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 property securing the above referenced loan.

Terms of Sale - The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. Pursuant to the Deed of Trust, the beneficiary 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. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property. Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

Type of sale - The sale is a non-judicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of the sale granted by the deed of trust executed by JOEL FERNANDEZ-GONZALEZ, A MARRIED MAN AND SPOUSE LEYTER LORENZO, SIGNING PRO FORMA TO PERFECT THE LIEN. The real property and personal property encumbered by the deed of trust will be sold at the sale in accordance with the provisions of the deed of trust and as permitted by section 9.604(a) of the Texas Business and Commerce Code.

Obligations Secured - The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$336,000.00, executed by JOEL FERNANDEZ-GONZALEZ, A MARRIED MAN AND SPOUSE LEYTER LORENZO, SIGNING PRO FORMA TO PERFECT THE LIEN, and payable to the order of ATHAS CAPITAL GROUP, INC.; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of JOEL FERNANDEZ-GONZALEZ, A MARRIED MAN AND SPOUSE LEYTER LORENZO, SIGNING PRO FORMA TO PERFECT THE LIEN to JOEL FERNANDEZ-GONZALEZ. RESIDENTIAL MORTGAGE LOAN TRUST I, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE is the current owner and holder of the Obligations and is the beneficiary under the Deed of Trust.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

**RESIDENTIAL MORTGAGE LOAN TRUST I, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY AS LEGAL TITLE TRUSTEE**

c/o Planet Home Lending, LLC

321 Research Parkway

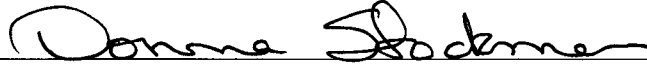
Meriden, Connecticut 06450-8301

(855) 884-2250

T.S. #: 18-1932

Dated: 3-25-19

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 Schüller, Logan Thomas, Rick Snoke, Guy Wiggs, Russell Stockman, David Stockman, Brenda Wiggs, Denise Boerner, Donna Stockman, Tim Lewis, Michelle Schwartz, Shelley Ortolani, Mary Mancuso, Michele Hreha, Francesca Ortolani, Robert Ortolani, Kathy Arrington, Briana Young, Jennifer Bergh, Patricia Sanchez, Heather Smith



Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Phone: (949) 427-2010
Fax: (949) 427-2732

AFTER RECORDING, PLEASE RETURN TO:
Prestige Default Services
600 E John Carpenter Freeway, Suite 200
Irving, Texas 75062
Attn: Trustee Department