

**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:** 9/3/2019

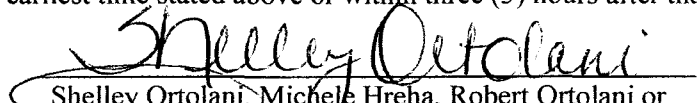
**Earliest Time Sale Will Begin:** 10am

**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):*

**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  
service to the sender of this notice immediately.**

  
Shelley Ortolani, Michele Hreha, Robert Ortolani or  
Mary Mancuso or Francesca Ortolani  
or Thuy Frazier  
or Cindy Mendoza  
or Catherine Allen-Rea  
or Cole Patton, Substitute Trustee  
MCCARTHY & HOLTHUS, LLP  
1255 WEST 15TH STREET, SUITE 1060  
PLANO, TX 75075

FILED  
JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_

2019 AUG 12 PM 1:22

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

FILED

FILED

2019 AUG -8 PM 2: 16

JOHN F. WARREN  
COUNTY CLERK  
DALLAS COUNTY  
BY \_\_\_\_\_ DEPUTY

307 MONICA ST  
GLENN HEIGHTS, TX 75154

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**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: September 03, 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 October 16, 2017 and recorded in Document CLERK'S FILE NO. 201700293025 real property records of DALLAS County, Texas, with JUAN FRANCISCO SOLANO AND MARIA DE LA LUZ RODRIGUEZ, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

**4. Obligations Secured.** Deed of Trust or Contract Lien executed by JUAN FRANCISCO SOLANO AND MARIA DE LA LUZ RODRIGUEZ, securing the payment of the indebtednesses in the original principal amount of \$123,626.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. LAKEVIEW LOAN SERVICING, LLC 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. LOANCARE, LLC, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o LOANCARE, LLC  
3637 SENTARA WAY  
VIRGINIA BEACH, VA 23452



307 MONICA ST  
GLENN HEIGHTS, TX 75154

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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 MICHAEL HARRISON, PAUL BARRETT, ROBERT FORSTER, JEFFREY FLEMING, LAUREN CHRISTOFFEL, JOHN BEAZLEY, RICK MONTGOMERY, AARON PARKER, LOGAN THOMAS, WENDY LAMBERT, PHILLIP PIERCEALL, BRENT GRAVES, TERRY WATERS, CLAY GOLDEN, CARY CORENBLUM, SHAWN SCHILLER, MATTHEW HANSEN, MICHELLE SCHWARTZ, GUY WIGGS, RUSSELL STOCKMAN, TIM LEWIS 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: \_\_\_\_\_

307 MONICA ST  
GLENN HEIGHTS, TX 75154

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DALLAS

**EXHIBIT "A"**

LOT 22, BLOCK 4, THE MESA, PHASE III, AN ADDITION TO THE CITY OF GLENN HEIGHTS, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 82237, PAGE 3225, OF MAP AND/OR PLAT RECORDS OF DALLAS COUNTY, TEXAS.