

FILED

2020 APR 21 PM 12:50

JOHN F. WARREN
COUNTY CLERK
DALLAS COUNTY
BY _____

TS No.: 2019-01003-TX
14-001889-673

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: 06/02/2020

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 JOHN BEAZLEY, BOB DICKERSON, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, CLAY GOLDEN, CRAIG MUIRHEAD, SHAWN SCHILLER, 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.

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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**

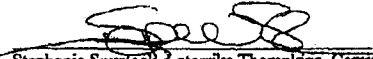
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9. **Limitation of Damages:** If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

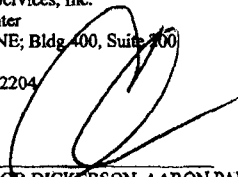
THIS INSTRUMENT APPOINTS THE SUBSTITUTE TRUSTEE(S) IDENTIFIED TO SELL THE PROPERTY DESCRIBED IN THE SECURITY INSTRUMENT IDENTIFIED IN THIS NOTICE OF SALE. THE PERSON SIGNING THIS NOTICE IS THE ATTORNEY OR AUTHORIZED AGENT OF THE MORTGAGEE OR MORTGAGE SERVICER.

Date: April 16, 2020



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 700
Atlanta, GA 30328
Telephone: 855-427-2204
Fax: 866-960-8298



JOHN BEAZLEY, BOB DICKERSON, AARON PARKER, LOGAN THOMAS, RICK MONTGOMERY, PHILLIP PIERCEALL, TERRY WATERS, DOUGLAS RODGERS, CARY CORENBLUM, MATTHEW HANSEN, JOSHUA SANDERS, CLAY GOLDEN, CRAIG MUIRHEAD, SHAWN SCHILLER, CARL NIENDOREE, 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.

I am Stephanie Spurlock Certificate of Posting
whose address is c/o AVT Title Services, LLC, AVT Title Services, LLC, 5177 Richmond Avenue, Suite 1230, Houston, TX 77056. I declare under penalty of perjury that on 4/16/20 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 SALE

Deed of Trust Date:

7/6/2005

Grantor(s)/Mortgagor(s):

PABLO CHAVEZ AND CELIA CHAVEZ,
HUSBAND AND WIFE

Original Beneficiary/Mortgagee:

BANCO POPULAR NORTH AMERICA

Current Beneficiary/Mortgagee:

U.S. Bank Trust National Association, not in its
individual capacity, but solely as trustee of Citigroup
Mortgage Loan Trust 2019-RP1

Recorded in:

Volume: 2005136

Page: 08758

Instrument No: 3430922

Property County:

DALLAS

Mortgage Servicer:

Fay Servicing, LLC is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:

1600 LBJ Freeway,
Farmers Branch, TX 75234

Legal Description: LOT 14, BLOCK 7/5957, WESTERN PARK ADDITION NO. 2, INSTALLMENT NO. 2,
DALLAS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 46,
PAGE(S) 113, MAP RECORDS OF DALLAS COUNTY, TEXAS.

Date of Sale: 6/2/2020

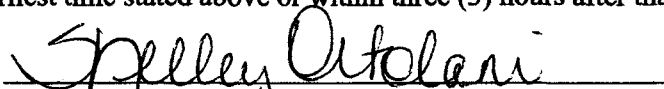
Earliest Time Sale Will Begin: 10am

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 or Michele Hreha 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

BY _____
TARRANT COUNTY
COUNTY CLERK
JOHN R. WARREN
2020 APR 16 AM 11:04

MH File Number: TX-20-77718-POS
Loan Type: Conventional Residential

FILED