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Posted

BY DEPUTY CLERK
DRENT ZIL
COUNTY CLERK HOWARD COUNTY
Cecile Mathis

C&S No. 44-18-0465 / Home Equity / Yes / FILE NOS
Ditech Financial LLC

NOTICE OF 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. Sender is: Codilis & Stawiarski, PC, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: February 16, 2012

Grantor(s): Kevin Matthews, an unmarried man

Original Trustee: Malcolm D. Gibson

Original Mortgagee: Mortgage Electronic Registration Systems, Inc., solely as nominee for Royal United Mortgage LLC, its successors and assigns

Recording Information: Vol. 1258, Page 547, or Clerk's File No. 2012-00001496, in the Official Public Records of HOWARD County, Texas.

Current Mortgagee: Ditech Financial LLC

Mortgage Servicer: Ditech Financial LLC, whose address is C/O 3000 Bayport Drive, Suite 880, Tampa, FL 33607 Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property.

Legal Description:

BEING LOT EIGHT (8), BLOCK NO. TWO (2), IN COLLEGE HEIGHTS ADDITION, AN ADDITION TO THE CITY OF BIG SPRING, HOWARD COUNTY, TEXAS, ACCORDING TO THE PROPER MAP OR PLAT THEREOF OF RECORD IN PLAT RECORDS OF HOWARD COUNTY, TEXAS.

Date of Sale: 01/02/2019 **Earliest Time Sale Will Begin:** 10:00 AM

APPOINTMENT OF SUBSTITUTE TRUSTEE

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.

WHEREAS, the undersigned hereby APPOINTS AND DESIGNATES Shelley Nail as Substitute Trustee, Donna Trout as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Johnie Eads as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Lanelle Lynch as Successor Substitute Trustee, or Thomas Delaney as Successor Substitute Trustee or Lisa Cockrell as Successor Substitute Trustee

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. 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.

44-18-0465
HOWARD



4676072

Handwritten signature or initials

TRUSTEE'S WILL

I, the undersigned, being of sound mind and memory, do hereby declare that the following is my last will and testament, and I do hereby direct that the same shall be in full force and effect from and after my decease.

I give, devise and bequeath unto my wife, *[Name]*, the sum of *[Amount]* Dollars, to be paid to her at the expiration of *[Term]* years after my decease, and I do hereby direct that the same shall be paid to her in equal installments of *[Amount]* Dollars per annum.

I give, devise and bequeath unto my daughter, *[Name]*, the sum of *[Amount]* Dollars, to be paid to her at the expiration of *[Term]* years after my decease, and I do hereby direct that the same shall be paid to her in equal installments of *[Amount]* Dollars per annum.

I give, devise and bequeath unto my son, *[Name]*, the sum of *[Amount]* Dollars, to be paid to him at the expiration of *[Term]* years after my decease, and I do hereby direct that the same shall be paid to him in equal installments of *[Amount]* Dollars per annum.

APPOINTMENT OF SUBSTITUTES

I hereby appoint *[Name]* as my substitute trustee, and I do hereby direct that he shall have the same powers and authority as I do, and he shall be bound to execute the same as faithfully as I should be bound to do.

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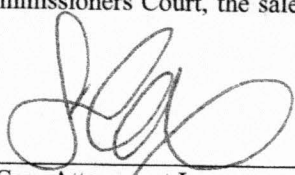


Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the HOWARD County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where the foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

Executed on this the 9th day of November, 2018.

For Information:


"Auction.com
1 Mauchly
Irvine, CA 92618

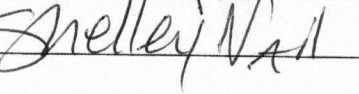


Sarah S. Cox, Attorney at Law
Codilis & Stawiarski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

Posted and filed by:

Printed Name:





Shelley N. Ad

C&S No. 44-18-0465 / Home Equity / Yes
Ditech Financial LLC

