

4626437



RECEIVED AND FILED
FOR POSTING
At 4:00 O'Clock P.M.
JUL 10 2017
JACKIE ENSEY Co. Clerk
STEPHENS COUNTY, TEXAS
By *[Signature]* Deputy

C&S No. 44-15-1981 / Conventional / Yes
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, 650 North Sam Houston Parkway East, Suite 450, Houston, Texas 77060

Date of Security Instrument: November 05, 2007

Grantor(s): Michael J. Raymond and wife, Lori F. Raymond

Original Trustee: Thomas F. Vettors

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for H&R Block Mortgage Corporation, its successors and assigns

Recording Information: Vol. 1916, Page 13, or Clerk's File No. 3169, in the Official Public Records of STEPHENS 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:

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:
0.46 ACRES OF LAND, MORE OR LESS OUT OF THE SOUTHEAST PART OF TRACT 4 OF THE WALKER-CALDWELL SUBDIVISION OF THE NORTH 1/2 OF SECTION 11, LUNATIC ASYLUM LANDS, STEPHEN COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR ALL LEGAL PURPOSES

Date of Sale: 08/01/2017 **Earliest Time Sale Will Begin:** 1:00 PM

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 Terry Browder as Substitute Trustee, Juanita Cox as Successor Substitute Trustee, Laura Browder as Successor Substitute Trustee, Jimmy Brewer as Successor Substitute Trustee, Stephen Rawlings as Successor Substitute Trustee, Marsha Monroe as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Ramiro Cuevas as Successor Substitute Trustee, Linda Reppert as Successor Substitute Trustee, Jonathan Schendel as Successor Substitute Trustee, Doug Woodard as Successor Substitute Trustee, Chris Demarest as Successor Substitute Trustee, Kristie Alvarez as Successor Substitute Trustee, Diasha Perkins 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

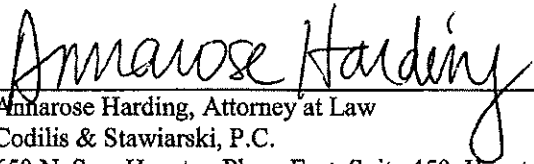
set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Place of Sale of Property: The foreclosure sale will be conducted in the area designated by the STEPHENS 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 6th day of July, 2017.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618



Annarose Harding, Attorney at Law
Codilis & Stawiarski, P.C.
650 N. Sam Houston Pkwy East, Suite 450, Houston, TX 77060
(281) 925-5200

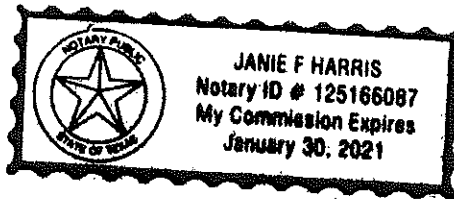
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Annarose Harding as Attorney for the Mortgagee and/or Mortgage Servicer known to me or proved to me through a valid State driver's license or other official identification described as Personal Knowledge, to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand seal of office on this the 6th day of July, 2017.


Notary Public
Signature



Posted and filed by: _____

Printed Name: _____

C&S No. 44-15-1981 / Conventional / Yes
Ditech Financial, LLC

EXHIBIT 'A'

File No.: 1102723-AU40 (CLS)
Property: 1428 US Highway 180 East, Breckenridge, TX 76424

SURFACE ESTATE ONLY AND SUBJECT TO ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING TO INTERESTS NOT CONSTITUTING PART OF THE SURFACE TO THE FOLLOWING DESCRIBED PROPERTY:

0.46 ACRES OF LAND, MORE OR LESS OUT OF THE SOUTHEAST PART OF TRACT 4 OF THE WALKER-CALDWELL SUBDIVISION OF THE NORTH ½ OF SECTION 11, LUNATIC ASYLUM LANDS, STEPHENS COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A ½ INCH IRON PIN SET IN THE NORTH LINE OF U. S. HIGHWAY 180 FOR THE SOUTHEAST CORNER OF TRACT 4;

THENCE WEST (CALLED BEARING) WITH THE NORTH LINE OF HIGHWAY 100.23 FEET TO A 1 INCH PIPE FOUND FOR THE SOUTHWEST CORNER OF VOL. 193, PAGE 330 FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE N 0° 14' 17" W WITH THE WEST LINE OF VOL. 193, PAGE 330 A DISTANCE OF 200.00 FEET TO A ½ INCH IRON PIN SET FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE EAST 100.23 FEET TO A ½ INCH IRON PIN SET IN THE EAST LINE OF TRACT 4 FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 0° 14' 14" E WITH THE EAST LINE OF TRACT 4 A DISTANCE OF 200.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.46 ACRES OF LAND, MORE OR LESS.

A.P.N. 12315.004.000.01