

C&S No. 44-18-0172 / 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, 400 North Sam Houston Parkway East, Suite 900A, Houston, Texas 77060

Date of Security Instrument: April 29, 2008

Grantor(s): Rosalinda R. Deleon, a married person joined herein by Abel Deleon

Original Trustee: Dennis P. Schwartz

Original Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for Draper and Kramer Mortgage Corp DBA 1st Advantage Mortgage, its successors and assigns

Recording Information: Vol. 557, Page 172, or Clerk's File No. 310011, in the Official Public Records of WILLACY 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:
LOT ELEVEN (11), BLOCK ONE (1), LOS MESQUITES SUBDIVISION PHASE II, WILLACY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 114, MAP RECORDS, WILLACY COUNTY, TEXAS.

Date of Sale: 03/06/2018 Earliest Time Sale Will Begin: 12:00 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 Julie Martin as Substitute Trustee, W.D. Larew as Successor Substitute Trustee, Arnold Mendoza as Successor Substitute Trustee, Sandra Mendoza as Successor Substitute Trustee, Frederick Britton as Successor Substitute Trustee, Evan Press as Successor Substitute Trustee, Kristopher Holub as Successor Substitute Trustee, Amy Bowman as Successor Substitute Trustee, Reid Ruple as Successor Substitute Trustee, Carol Evangelisti as Successor Substitute Trustee, Marcia Chapa as Successor Substitute Trustee, Martha Boeta as Successor Substitute Trustee, Connie Medley as Successor Substitute Trustee, Constance Lewis as Successor Substitute Trustee, Montgomery Medley as Successor Substitute Trustee, Clyde Cobb as Successor Substitute Trustee, Sarah Champine-Garcia as Successor Substitute Trustee, Barbara



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Sandoval as Successor Substitute Trustee, Joyce Trevino as Successor Substitute Trustee, Monty Medley 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 WILLACY 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 8th day of February, 2018.

For Information:

"Auction.com
1 Mauchly
Irvine, CA 92618

N Bartee CCB
Nicole M. Bartee, Attorney at Law
Codilis & Stawiariski, P.C.
400 N. Sam Houston Pkwy E, Suite 900A
Houston, TX 77060
(281) 925-5200

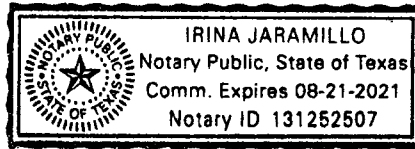
STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public, on this day personally appeared Nicole M. Bartee 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.

Executed on this the 8th day of February, 2018.

Irina Jaramillo
Notary Public
Signature



Posted and filed by: CCB

Printed Name: Connie Cobb

Posted @
FILED 10/10
COUNTY COURT

C&S No. 44-18-0172 / Conventional / Yes
Ditech Financial LLC

FEB 12 2018

TERRY FLORES, CLERK
HARRIS COUNTY, TEXAS
Terry Flores DEPUTY